# \$235,000 - 610 5151 Windermere Boulevard, Edmonton

MLS® #E4435804

#### \$235,000

2 Bedroom, 1.00 Bathroom, 638 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to SIGNATURE condominiums in Ambleside of Windermere. This 2 BEDROOM. 1 BATH condo is located on the 6th floor and includes GRANITE countertops, tiled backsplash, upgraded S/S appliances, ceramic tile in the entry, kitchen and bathroom, HARDWOOD flooring in the dining and living room, upgraded WOOD SHELVING in the walk-in closet, forced air, A/C, covered BALCONY with natural gas BBQ hookup. Also included is an extra wide underground HEATED PARKING stall and a STORAGE cage. It is a very short walk to the grocery store and the bus stop (access to Century Park). The complex is secured with a fobbed entry and elevator and offers a lobby with a staffed CONCIERGE, GYM, and a large SOCIAL ROOM including a patio, kitchen, and pool table. Perfect STARTER HOME for singles, couples, or students. If you are looking for a LUXURY condo in Southwest Edmonton, this is a must-see! Possible positive cash flow for investors!!

Built in 2014

#### **Essential Information**

MLS® # E4435804 Price \$235,000

Bedrooms 2







Bathrooms 1.00

Full Baths 1

Square Footage 638

Acres 0.00 Year Built 2014

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 610 5151 Windermere Boulevard

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2K4

### **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home,

No Smoking Home, Parking-Visitor, Party Room, Patio, Secured

Parking, Security Door, Concierge Service

Parking Underground

Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Heat Pump, Natural Gas

# of Stories 13
Stories 9

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Concrete, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Concrete, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 10th, 2025

Days on Market 159

Zoning Zone 56

HOA Fees 100

HOA Fees Freq. Annually

Condo Fee \$407

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Listing information last updated on October 16th, 2025 at 6:32am MDT