

\$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 SHELVEING 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!!

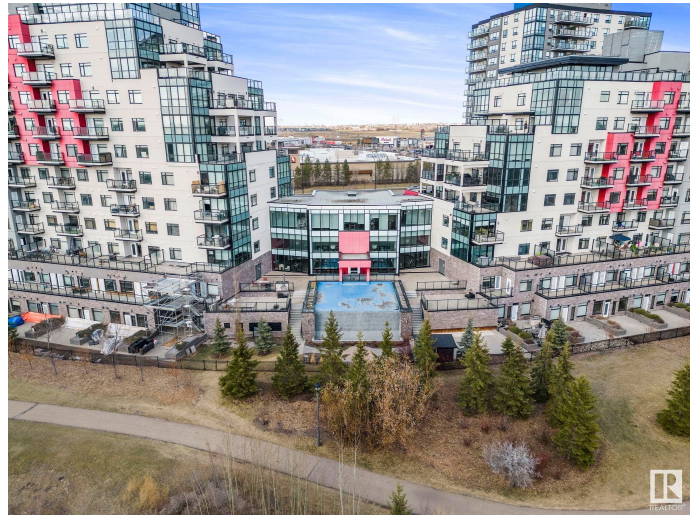
Built in 2014

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 107
Zoning Zone 56
HOA Fees 100
HOA Fees Freq. Annually
Condo Fee \$407

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Listing information last updated on August 25th, 2025 at 8:47pm MDT