

# **\$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

84

Zoning

Zone 56

HOA Fees

100

HOA Fees Freq.

Annually

Condo Fee

\$407

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