

# \$399,999 - 101 5151 Windermere Boulevard, Edmonton

MLS® #E4421208

**\$399,999**

1 Bedroom, 1.50 Bathroom, 1,443 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Experience the epitome of luxury living in this sophisticated two-storey executive home nestled in the prestigious neighborhood of Ambleside. With 1,442 sq ft of meticulously designed interior space, this residence boasts unparalleled features for the discerning buyer. The south-facing orientation floods the open-concept living area with natural light, accentuated by expansive windows and two private patios, perfect for tranquil relaxation or lavish entertaining. The exceptionally large primary suite is a sanctuary of comfort and elegance, while the oversized kitchen, equipped with a pantry and high-end appliances, caters to culinary excellence. An additional office/den offers versatile space for work or leisure. This home includes a private underground double garage for maximum convenience and security. Unmatched in quality and style, this residence offers an exquisite blend of form and function for those who seek an extraordinary lifestyle. Indulge in the luxury you deserve.

Built in 2015

## Essential Information

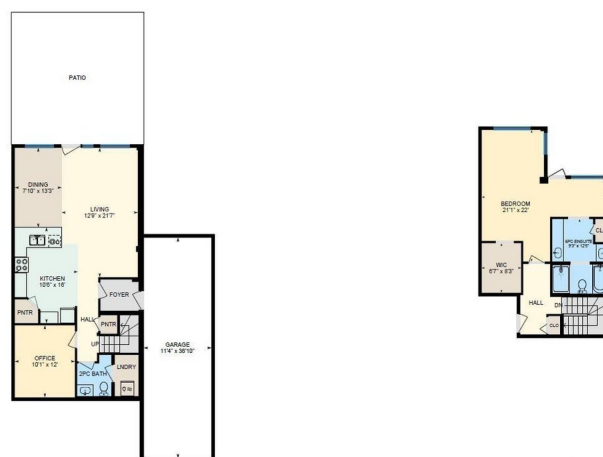
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Price \$399,999

Bedrooms 1



Main Building: Total Interior Area Above Grade 1442.81 sq ft



101-5151 Windermere Blvd, Edmonton, AB

Main Floor: Interior Area 856.69 sq ft  
Excluded Area 415.67 sq ft



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 1.50                  |
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 1,443                 |
| Acres          | 0.00                  |
| Year Built     | 2015                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 101 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Club House, Exercise Room, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Concierge Service |
| Parking Spaces | 2  |
| Parking        | Heated   |
| Is Waterfront  | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Electric, Natural Gas   |
| # of Stories      | 8  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Composition                  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees |
| Roof              | Flat                                   |
| Construction      | Concrete, Composition                  |
| Foundation        | Concrete Perimeter                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 100                 |
| Zoning         | Zone 56             |
| HOA Fees       | 50                  |
| HOA Fees Freq. | Annually            |
| Condo Fee      | \$962               |

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Listing information last updated on May 22nd, 2025 at 9:32pm MDT