

Courtesy Of Tyler J Ellis Of Real Broker

\$825,000 - #804 5151 Windermere Boulevard, Edmonton

MLS® #E4433415

\$825,000

3 Bedroom, 2.50 Bathroom, 2,566 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully maintained family home in desirable Magrath Heights! Just steps from schools, parks & trails, it offers both comfort & convenience. The main floor showcases rich hardwood, an open-concept layout & a cozy 3-sided gas fireplace. The bright kitchen features an island, ample cabinetry & natural light. Upstairs youâ€™™ll find 3 spacious bedrooms, including a primary with walk-in closet, ensuite & its own 3-sided fireplace, plus a versatile bonus room. The fully finished basement adds a 4th bedroom, full bath & large family roomâ€™™ideal for guests or growing families. Enjoy the landscaped, fenced yard with a covered deck perfect for entertaining & room for RV storage. A perfect blend of style, space & locationâ€™™donâ€™™t miss it!

Built in 2014

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4433415 |
| Price | \$825,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,566 |
| Acres | 0.00 |



| | |
|------------|-----------------------|
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | #804 5151 Windermere Boulevard |
| Area | Edmonton |
| Subdivision | Ambleside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2K4 |

Amenities

| | |
|----------------|---|
| Amenities | Closet Organizers, Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Concierge Service, Rooftop Deck/Patio |
| Parking Spaces | 2 |
| Parking | Heated, Underground |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Metal, Stucco |
| Exterior Features | Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof | Asphalt Shingles |
| Construction | Concrete, Metal, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Dr. Margaret-Ann Armour
Middle Dr. Margaret-Ann Armour
High Lillian Osborne School

Additional Information

Date Listed April 30th, 2025
Days on Market 136
Zoning Zone 56
HOA Fees 100
HOA Fees Freq. Annually
Condo Fee \$1,343

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