

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                140  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$1,343

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