

\$460,000 - 1225 5151 Windermere Boulevard, Edmonton

MLS® #E4464268

\$460,000

2 Bedroom, 2.00 Bathroom, 1,517 sqft
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

This is luxury living, elevated high at the top of Ambleside. Literally. You will walk into a stunning multi-level home where over 1500 sq. ft. of sophistication meets everyday functionality. You™ll love the light here with floor-to-ceiling windows framing sweeping, panoramic northern city views. The primary bedroom features a spa-like 5 pc ensuite. The open-concept living space flows into a the kitchen with stainless steel appliances, quartz countertops, and room to entertain. There is a second bedroom and an additional 4 pc bathroom. Practical perks? A titled heated parking stall, and proximity to everything including schools, shops, restaurants, public transit, and medical care. The amenities in the building includes a fitness gym and large recreation room. The rec room has a fully equipped kitchen, which would make it perfect place to host large parties with families and friends. With quick connections to Anthony Henday and Terwillegar Drive, you will love living This Edmonton Life.

Built in 2014

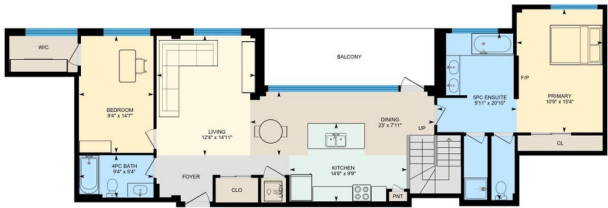
Essential Information

MLS® #	E4464268
Price	\$460,000
Bedrooms	2



1225-5151 Windermere Blvd SW, Edmonton, AB

Main Floor Interior Area 1176.81 sq ft



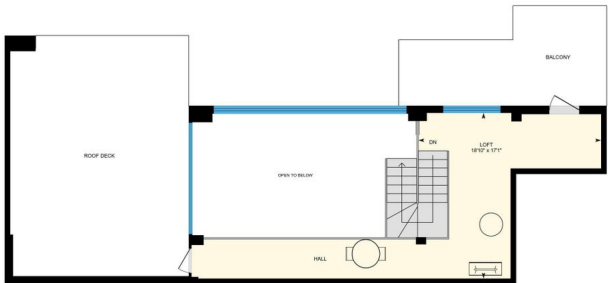
0 6 12 ft

PREPARED: 2025/10/30

*This regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1225-5151 Windermere Blvd SW, Edmonton, AB

2nd Floor Interior Area 340.49 sq ft
Excluded Area 267.13 sq ft



0 5 10 ft

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Bathrooms	2.00
Full Baths	2
Square Footage	1,517
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Multi Level Apartment
Status	Active

Community Information

Address	1225 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Vaulted Ceiling
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	12
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City

Roof	Flat
Construction	Concrete, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 31st, 2025
Days on Market	18
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$976

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Listing information last updated on November 18th, 2025 at 11:02am MST