

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 a luxurious penthouse in Windermere! This unit offers a sophisticated urban living experience, featuring an expansive loft design and breathtaking panoramic views of the city skyline from the two balconies. The open-concept kitchen and living room create a spacious and airy feel. A massive kitchen island and eating bar, highlights the kitchen, perfect for both casual dining and entertaining. Modern fixtures and high-end appliances elevate the sleek and contemporary design. On the main floor you'll find the den and the first bedroom boasting a walk-through closet leading to a private ensuite. Upstairs, the master suite is an opulent retreat complete with a double-sided fireplace, jet tub, steam shower, water closet, and an enormous walk-in closet. Two additional bedrooms and laundry room complete the upper floor. This penthouse includes two titled parking spots and access to a fully equipped gym within the building, making it a perfect combination of luxury, comfort, and convenience!

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 | 104              |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$1,343          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 12:47pm MDT