# **\$349,900 - 531 5151 Windermere Boulevard, Edmonton**

MLS® #E4439199

#### \$349,900

2 Bedroom, 2.00 Bathroom, 803 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside! This beautiful well maintained unit includes 2 full bedrooms, 2 full bathrooms & 2 titled underground parking stalls. Primary bedroom includes spacious walk-in closet leading to a luxury standup shower in ensuite. Spacious kitchen and living room with balcony facing North. 2 heated parking stalls & storage included underground and are conveniently located in close proximity to elevator. Building is very safe and includes gym & concierge service!



#### **Essential Information**

MLS® # E4439199 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

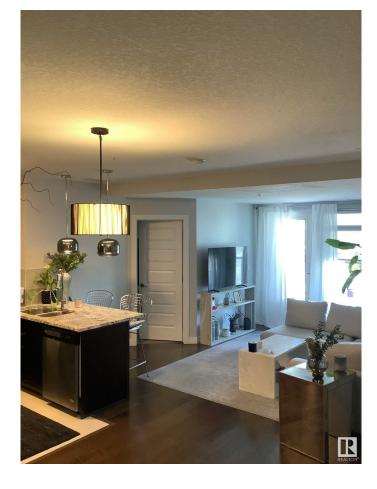
Square Footage 803 Acres 0.00

Year Built 2014

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active





## **Community Information**

Address 531 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, Detectors Smoke,

Exercise Room, No Animal Home, No Smoking Home, Party Room, Patio, Secured Parking, Social Rooms, Storage-Locker Room,

Concierge Service

Parking Spaces 2

Parking Heated, Underground

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Window Coverings, Curtains and Blinds

Heating Forced Air-1, Heat Pump, Natural Gas

# of Stories 12 Stories 1

Has Basement Yes

Basement None, No Basement

**Exterior** 

Exterior Concrete, Stucco

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Picnic Area, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof EPDM Membrane
Construction Concrete, Stucco
Foundation Concrete Perimeter

**School Information** 

Elementary Constable Daniel W. School

Middle Vernon Barfield Junior H

High J.H Picard High School

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 39

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$525



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Listing information last updated on July 6th, 2025 at 10:02pm MDT