

## **\$329,900 - 531 5151 Windermere Boulevard, Edmonton**

MLS® #E4439199

**\$329,900**

2 Bedroom, 2.00 Bathroom, 803 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

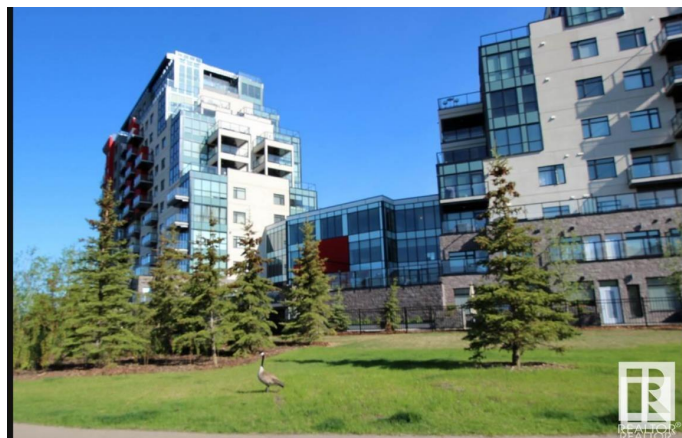
Welcome to Signature at Ambleside! This beautiful well maintained unit includes 2 full bedrooms, 2 full bathrooms & 1 titled underground parking stall. Primary bedroom includes spacious walk-in closet leading to a luxury standup shower in ensuite. Spacious kitchen and living room with balcony facing North. Heated parking stall included underground and are conveniently located in close proximity to elevator. Building is very safe and includes gym & concierge service!

Built in 2014

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439199               |
| Price          | \$329,900              |
| 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 | 1                                                                                                                                                                                                         |
| 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 | 68             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$525          |



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Listing information last updated on August 5th, 2025 at 8:32am MDT