

## **\$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 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!

Built in 2014

### **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	23
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$525

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