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

MLS® #E4439199

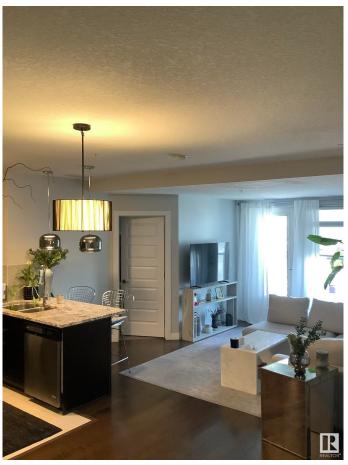
#### \$329,900

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

## **Community Information**

Address Area Subdivision	531 5151 Windermere Boulevard Edmonton Ambleside	
City	Edmonton	
County Province	ALBERTA 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	65
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$525



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 2nd, 2025 at 3:02pm MDT