

## \$260,000 - 302 5151 Windermere Boulevard, Edmonton

MLS® #E4428118

**\$260,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside in Southwest Edmonton! This modern concrete and steel building offers a contemporary lifestyle with luxurious amenities. This spacious 2-bedroom, 2-bathroom unit features a primary bedroom with a walk-in closet. The kitchen boasts full-size stainless-steel appliances, ample cabinetry, and quartz countertops, all in an open-concept living space. Enjoy the convenience of in-suite laundry, an underground parking stall, and a spacious balcony. Building amenities include a fitness room and a meeting room, plus on-site concierge service and ample visitor parking. With easy access to shopping, medical clinics, upscale dining, public transit, schools, and the Anthony Henday Highway, this location offers ultimate convenience.

Built in 2014

### Essential Information

MLS® #	E4428118
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2014



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

### Community Information

Address	302 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, Party Room, Concierge Service
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	10
Stories	9
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
-------------	------------------

Days on Market	130
Zoning	Zone 56
Condo Fee	\$490

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 5th, 2025 at 11:32am MDT