# \$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.



### **Essential Information**

MLS® # E4428118 Price \$260,000

Bedrooms 2

Bathrooms 2.00

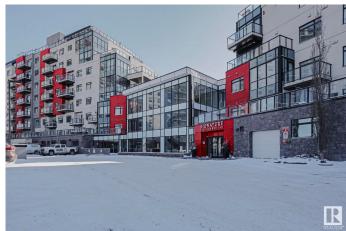
Full Baths 2

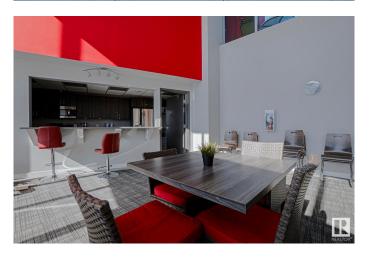
Square Footage 789

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