

## \$284,900 - 5151 Windermere Boulevard, Edmonton

MLS® #E4441687

**\$284,900**

2 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**MASSIVE BALCONY! CONCRETE & STEEL CONSTRUCTION! PRIDE OF OWNERSHIP!**

This 766 sq ft 2 bed, 2 bath tastefully designed & well kept, north facing EXECUTIVE unit with a 642 SQ FT BALCONY shows a 10, and is ideal for the working professional, downsizer, or investor. Greeted by tile & hardwood flooring, beautiful granite countertops, S/S appliances, maple cabinetry, subway tile backsplash, central A/C & more! Open concept living unites the space; perfect for entertaining guests. Primary bed w/ walkthrough closet to the 3 pce bath. Additional 4 pce bed, in suite laundry. The largest balcony you will find in the SW; throw amazing summer BBQs, parties, and still have enough space for your mini putting green! Underground heated parking w/ ample visitor surface parking. Signature boasts a concierge to cater to all your needs, a gorgeous activity/party room & state of the art gym. Steps to upscale restaurants, shopping, Cineplex, & quick access to the Henday makes this location hard to beat. A must see!

Built in 2014

### Essential Information

MLS® # E4441687

Price \$284,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	767
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Air Conditioner, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms
Parking	Heated, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Flat
Construction	Concrete

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                5  
Zoning                              Zone 56  
Condo Fee                        \$495



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