

# **\$309,900 - 526 5151 Windermere Boulevard, Edmonton**

MLS® #E4434979

**\$309,900**

2 Bedroom, 2.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside! This spacious and stylish 2 bedroom, 2 bathroom condo offers an ideal layout for comfort and convenience. Step inside to a welcoming dining area that seamlessly connects to the modern kitchen, featuring stainless steel appliances, plenty of cabinetry, and a functional layout for everyday living. The bright and airy living room is filled with natural light and opens onto a private balcony with beautiful, unobstructed viewsâ€”perfect for relaxing or entertaining. The primary bedroom includes a walk-through closet that leads to a private 3-piece ensuite. On the opposite side of the unit, you'll find a generously sized second bedroom with large windows and access to a full 4-piece bathroom. Additional highlights include in-suite laundry and storage room, and a titled heated underground parking stall. Located in a desirable building with excellent amenities, and close to shopping, restaurants, and public transitâ€”this condo checks all the boxes!

Built in 2014

## **Essential Information**

MLS® # E4434979

Price \$309,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	526 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Off Street Parking, Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$510

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