

# \$339,000 - 227 5151 Windermere Boulevard, Edmonton

MLS® #E4437588

**\$339,000**

2 Bedroom, 2.00 Bathroom, 818 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Enjoy peaceful pond views from this bright and spacious south-facing 2 bed, 2 bath suite in the West Tower of Signature at Ambleside. A true highlight is the expansive balcony, offering exceptional outdoor living space rarely found in condo living. Inside, youâ€™ll find in-suite laundry and a modern kitchen with stainless steel appliances, quartz countertops, and sleek cabinetry. The primary suite includes a walk-through closet and private ensuite. Comes with titled, heated underground parking and a storage unit. Professionally managed building with concierge, fitness centre, social room, and ample visitor parking. Ideally located just steps from The Currents of Windermere, with retail, dining, and entertainment at your doorstep. Easy access to public transit, the Anthony Henday and Terwillegar Drive.

Built in 2014

## Essential Information

MLS® #	E4437588
Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	227 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Social Rooms, Concierge Service, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, View Lake
Roof	EPDM Membrane, Flat
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	13
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 June 2nd, 2025 at 10:32pm MDT