

# **\$329,900 - 5151 Windermere Boulevard, Edmonton**

MLS® #E4433152

**\$329,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**SOUTH FACING SUITE! DON'T PAY CONDO FEES FOR 6 MONTH!** That's right, the Seller has prepaid the first 6 months of condo fees for the new owner! Now it's time to fall in love with the gorgeous views from the 10th floor! Enjoy the morning sunrise and evening sunsets! This 2 bed, 2 bath suite is perfectly situated in the building. If you are looking for an extremely clean and well kept suite, this is it! The suite offers a timeless kitchen with full-size stainless steel appliances with modern, sleek cabinets + quartz countertops. Additional features include a roomy dining area, in-suite laundry + storage room and a nice size balcony. Pricing includes 1 titled underground stall, with an option to purchase a second. Signature is professionally managed, with on-site concierge service, ample visitor parking and all the best shopping & retail located right at your doorstep... Close to public transit, schools and the Anthony Henday freeway.

Built in 2014

## **Essential Information**

MLS® #	E4433152
Price	\$329,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	794
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, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, See Remarks, Concierge Service
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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, Stucco
Exterior Features	Airport Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, See Remarks

Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	April 28th, 2025
Days on Market	48
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$443

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 15th, 2025 at 9:17am MDT