

## \$280,000 - 302 5151 Windermere Boulevard, Edmonton

MLS® #E4428118

**\$280,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

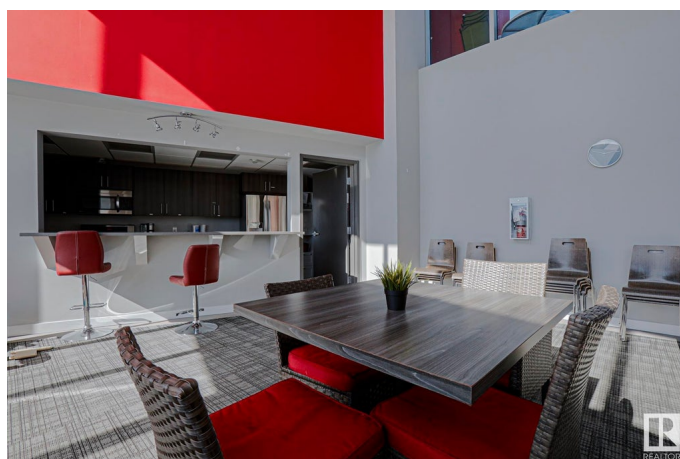
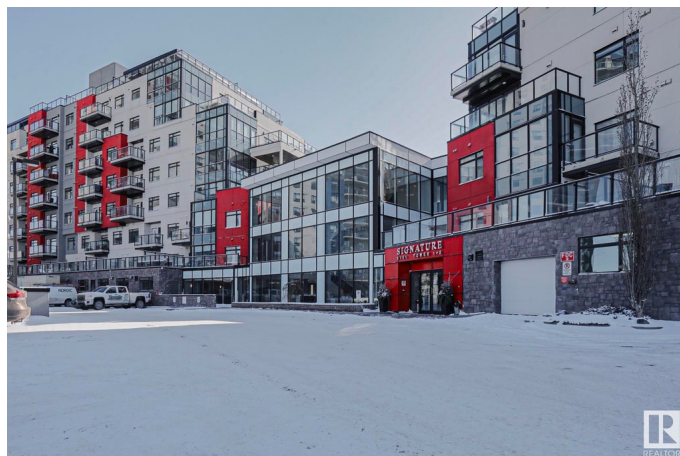
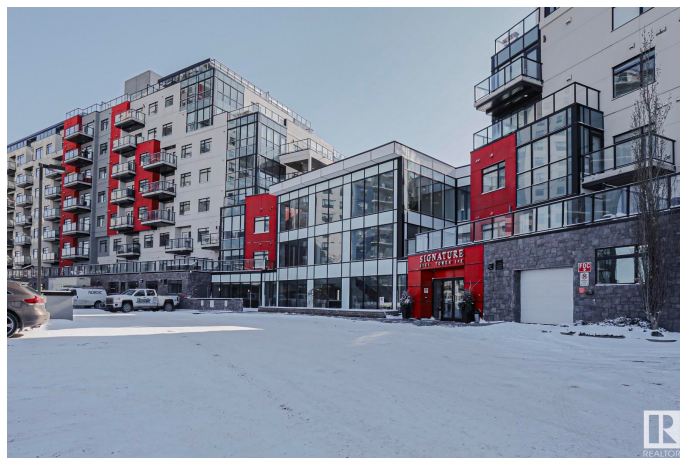
Ambleside, Edmonton, AB

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.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428118  |
| Price          | \$280,000 |
| 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           | 1  |
| 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 | 48      |
| 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 May 15th, 2025 at 2:47am MDT