

## **\$327,000 - 831 5151 Windermere Boulevard, Edmonton**

MLS® #E4435523

**\$327,000**

2 Bedroom, 2.00 Bathroom, 818 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

### **ELEVATED LIVING: WEST TOWER LUXURY**

-Discover refined elegance in this stunning 2-bed, 2-bath retreat on the 8th floor of The Signature at Amblesideâ€™s prestigious West Tower.. Breathtaking, unobstructed views, and sophisticated modern finishes create an atmosphere of luxury throughout this meticulously designed space. Your exclusive lifestyle extends beyond your doorstep with resort-style amenities including a panoramic fitness center overlooking serene pond views, attentive concierge service, and an elegant social room with private courtyard access. The building's location places you moments from The Currents of Windermereâ€™s upscale dining, boutique shopping, and entertainment venues. Enjoy seamless connections to Anthony Henday Drive and Edmonton International Airport for effortless urban and global travel. This professionally managed residence with titled secure underground parking represents the perfect balance of luxury living and strategic investment in Edmontonâ€™s premier SW community

Built in 2014

### **Essential Information**

MLS® # E4435523

Price \$327,000



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	831 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Exercise Room, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Concierge Service
Parking Spaces	1
Parking	Heated, Insulated, Parkade, Underground
Is Waterfront	Yes

### 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, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	104
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$509

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