# \$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 Ambleside'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 Windermere'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 Edmonton's premier SW community

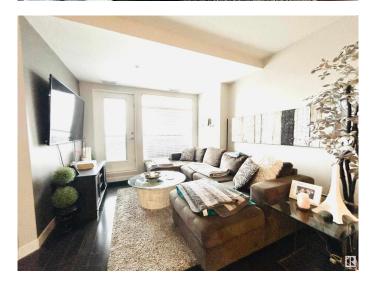
Built in 2014

#### **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

## 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 & T

Construction Concrete, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 3

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$440

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 12th, 2025 at 9:32am MDT