

# \$299,900 - 216 5151 Windermere Boulevard, Edmonton

MLS® #E4436009

**\$299,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside – Where Luxury Meets Tranquility. Step into this generously sized 2-bedroom, 2-bathroom condo that is sure to impress. From the moment you enter, you're welcomed by an open, bright, and modern layout. The spacious living room is bathed in natural light and seamlessly extends to an oversized balcony – ideal for relaxing evenings or entertaining guests. The primary bedroom features a walk-through closet leading to a private 3-piece ensuite, offering both comfort and convenience. Situated on the opposite side of the unit, the spacious second bedroom, accompanied with large windows and direct access to a full 4-piece bathroom – perfect for guests. Additional highlights include: In-suite laundry. Titled, heated underground parking stall. On-site fitness center. Elegant entertainment lounge. Professional concierge services. Located in the prestigious Ambleside community, this is a rare opportunity to enjoy upscale living in one of the city's most sought-after neighbourhoods.

Built in 2014

## Essential Information

MLS® # E4436009

Price \$299,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	216 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Storage-In-Suite, Concierge Service
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	9
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	3
Zoning	Zone 56
Condo Fee	\$597

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