# \$415,000 - 416 5151 Windermere Boulevard, Edmonton

MLS® #E4446550

#### \$415,000

2 Bedroom, 2.00 Bathroom, 1,055 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautiful condo in the desirable SIGNATURE building. This corner unit has over 1000 square feet with an expansive wrap around balcony, offering exceptional outdoor living space rarely found in condo living. Heading inside you have engineered hardwood floors, hunter douglas blinds and 9 foot ceilings. The primary bedroom has a walk in closet and a 3 piece bathroom. The 2nd bedroom is a good size which is adjacent to the 4 piece bathroom. The modern kitchen has granite counter tops, stainless steel appliances and is an open concept with the living room. The condo is complete with an office/den and insuite laundry. The building is professionally managed and has a concierge, fitness centre, social room. Located just steps from The Currents of Windermere which has shops, restaurants and dining.

Built in 2014

#### **Essential Information**

MLS® # E4446550

Price \$415,000

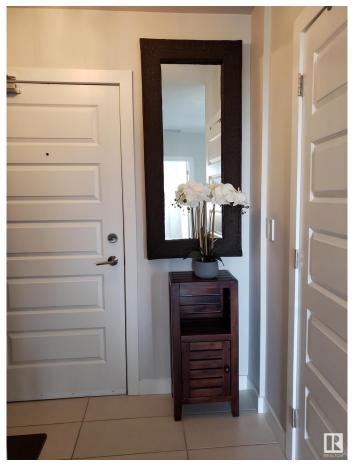
Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,055





Acres 0.00 Year Built 2014

Type Condo / Townhouse Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 416 5151 Windermere Boulevard

Area Edmonton
Subdivision Ambleside
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2K4

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Exercise Room, Intercom, No Animal

Home, No Smoking Home, Patio, Social Rooms, Concierge Service

Parking Parkade

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Heat Pump, Natural Gas

# of Stories 8
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Composition

Exterior Features Playground Nearby, Schools, Shopping Nearby

Roof Tar & amp; Gravel

Construction Concrete, Composition

Foundation Concrete Perimeter

#### **School Information**

Elementary Constable Daniel Woodall

Middle St John XXIII

High Dr. Anne Anderson

### **Additional Information**

Date Listed July 7th, 2025

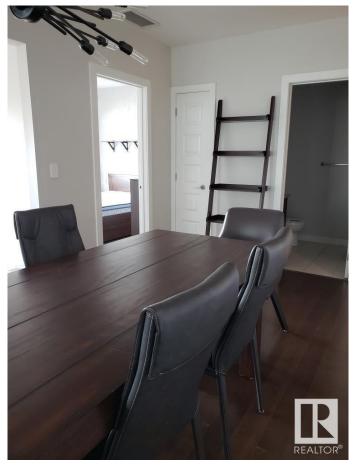
Days on Market 32

Zoning Zone 56

HOA Fees 50

HOA Fees Freq. Annually

Condo Fee \$656



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 August 8th, 2025 at 7:17am MDT