

## **\$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  |

### 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 | 43            |
| Zoning         | Zone 56       |
| HOA Fees       | 50            |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$509         |

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Listing information last updated on June 21st, 2025 at 4:32pm MDT