

## \$235,000 - 5151 Windermere Boulevard, Edmonton

MLS® #E4435804

**\$235,000**

2 Bedroom, 1.00 Bathroom, 638 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to SIGNATURE condominiums in Ambleside of Windermere. This 2 BEDROOM, 1 BATH condo is located on the 6th floor and includes GRANITE countertops, tiled backsplash, upgraded S/S appliances, ceramic tile in the entry, kitchen and bathroom, HARDWOOD flooring in the dining and living room, upgraded WOOD SHELVING in the walk-in closet, forced air, A/C, covered BALCONY with natural gas BBQ hookup. Also included is an extra wide underground HEATED PARKING stall and a STORAGE cage. It is a very short walk to the grocery store and the bus stop (access to Century Park). The complex is secured with a fobbed entry and elevator and offers a lobby with a staffed CONCIERGE, GYM, and a large SOCIAL ROOM including a patio, kitchen, and pool table. Perfect STARTER HOME for singles, couples, or students. If you are looking for a LUXURY condo in Southwest Edmonton, this is a must-see! Possible positive cash flow for investors!!

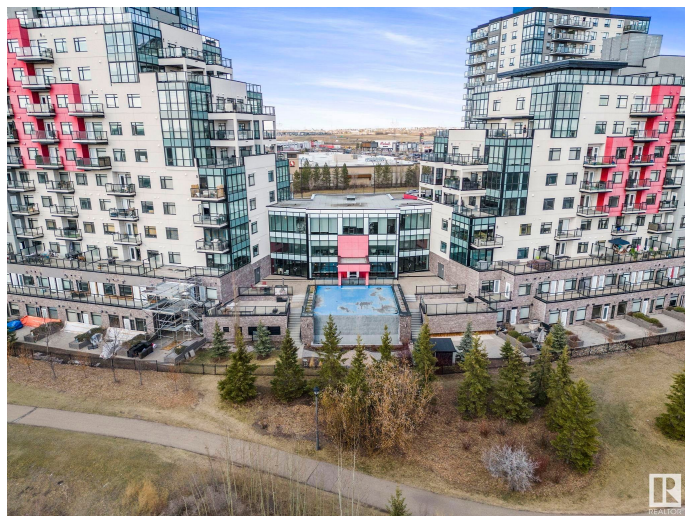
Built in 2014

### Essential Information

MLS® # E4435804

Price \$235,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Concierge Service
Parking	Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	13
Stories	9
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                37  
Zoning                              Zone 56  
HOA Fees                         100  
HOA Fees Freq.                Annually  
Condo Fee                        \$407

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