

# **\$284,900 - 731 5151 Windermere Boulevard, Edmonton**

MLS® #E4449576

**\$284,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside, one of SW Edmonton's most sought-after addresses - where modern elegance, everyday convenience, and a sense of community come together seamlessly. This sophisticated 2-bedroom, 2-bath condo offers a thoughtfully designed layout featuring stone countertops, top-tier stainless steel appliances, kitchen undermount sink with wash wand, and in-suite laundry. Oversized 11' x 6' balcony with a fantastic view & a secured underground parking stall with a 4'x10' storage just across from the Elevator. The building is truly exceptional. Enjoy a full suite of amenities, including: outdoor BBQ & patio areas, elegant concierge lobby, expansive social lounge with fireplace lounge, reading area, and pool table, and hosting kitchen. Be inspired to get active in the massive state-of-the-art fitness centre or take a relaxing stroll along the scenic walking paths and pond behind the building. This iconic building located in the heart of Windermere redefines elevated urban living!

Built in 2014

## **Essential Information**

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Price \$284,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	731 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, Concierge Service, Storage Cage
Parking	Heated, Parkade, Underground
Is Waterfront	Yes

### 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, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 54

Zoning Zone 56

Condo Fee \$575

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Listing information last updated on September 16th, 2025 at 3:02am MDT