

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

MLS® #E4435586

**\$235,000**

1 Bedroom, 1.00 Bathroom, 560 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

POND VIEW LUXURY: Welcome home to breathtaking pond vistas from this enchanting retreat in The Signature at Ambleside’s prestigious West Tower. Warm, premium finishes embrace you throughout this inviting space. As golden evening light approaches, unwind while the magnificent prairie skyline unfolds before you in a magical daily ritual. Exclusive amenities match your lifestyle with an expansive fitness center, intimate social spaces for creating memories. Just steps away, discover The Currents of Windermere's charming collection of delightful dining, friendly boutiques, and entertainment—your extended living room. Perfect for discerning professionals, passionate investors, or sophisticated retirees seeking their forever sanctuary. With Southwest Edmonton's property value growth and eager rental demand, this residence offers both a soul-satisfying living experience and a nurturing investment with wonderful potential returns.????????????????

Built in 2014

## Essential Information

MLS® #	E4435586
Price	\$235,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	560
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, Bar, Ceiling 9 ft., Closet Organizers, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Concierge Service
Parking	Heated, Insulated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, View City
Roof	Tar & Gravel

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	38
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$364

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