

\$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

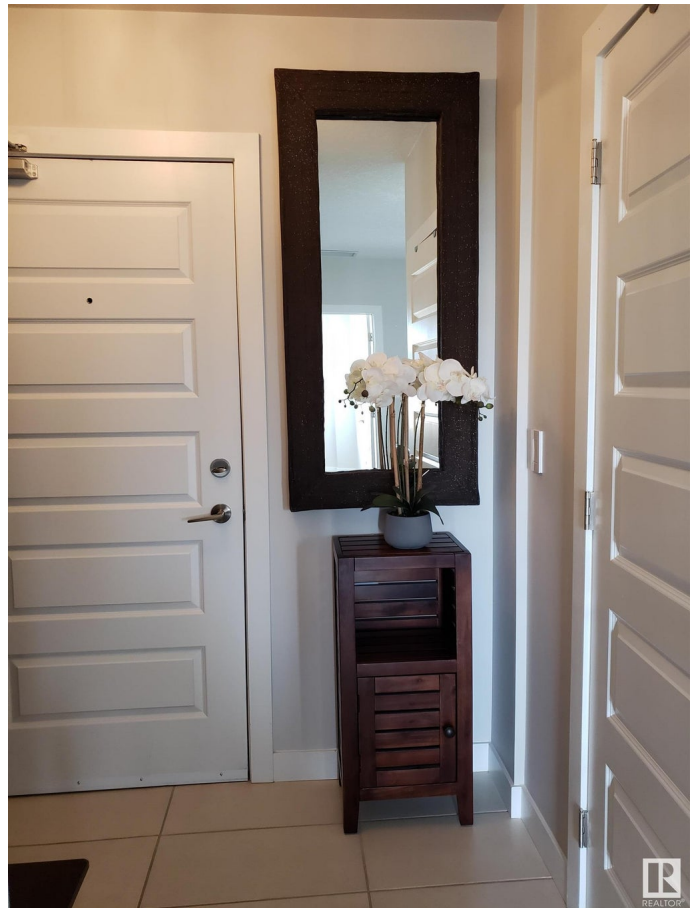
Ambleside, Edmonton, AB

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 & 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	39
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 15th, 2025 at 3:17pm MDT