

## **\$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 | 44             |
| Zoning         | Zone 56        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$656          |



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Listing information last updated on August 20th, 2025 at 8:02am MDT