

# \$389,900 - 627 5151 Windermere Boulevard, Edmonton

MLS® #E4425217

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,015 sqft  
Condo / Townhouse on 0.00 Acres

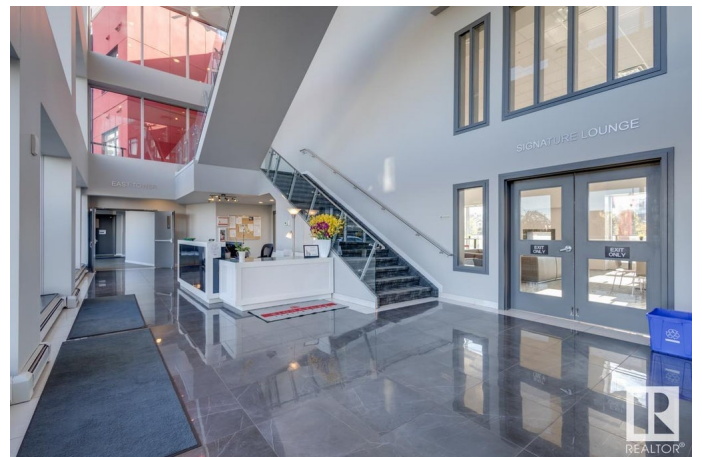
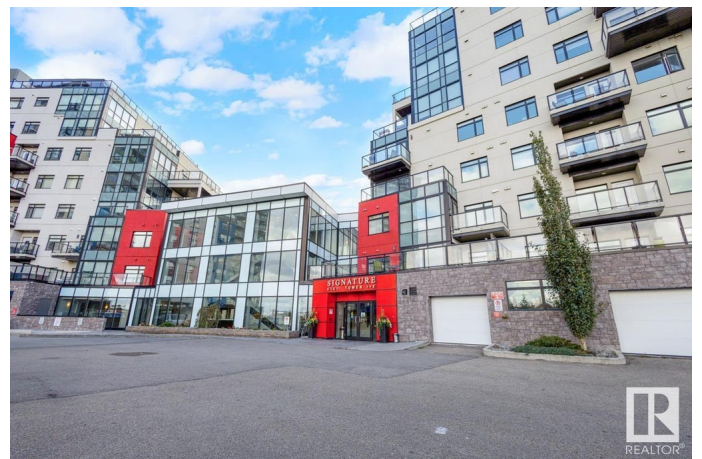
Ambleside, Edmonton, AB

Welcome to the Signature at Ambleside - concrete high-rise building with stunning architectural structure and premium upscale living style! This well-kept CORNER UNIT boasts 1,000+ sqft, TWO bedrooms plus DEN, 2 full baths and an incredible 12'X30' outdoor balcony. Modern open concept design w/ hardwood floors & tile throughout. Large windows allow natural light to flood in throughout the whole unit. Gourmet kitchen boasts stainless steel appliances, granite ctps, and full height cabinets. The Primary suite has a huge W/T closet that flows through to the 3 pc ensuite. The second bedroom is also a good-size w/ south exposure. The HUGE CORNER patio is perfect for summer entertaining. This unit also comes with ONE titled underground parking. Great amenities include CONCIERGE SERVICE, EXERCISE CENTRE & OUTDOOR TERRACE with water feature.

Built in 2014

## Essential Information

MLS® #	E4425217
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,015
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	627 5151 Windermere Boulevard
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2K4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Patio, Vinyl Windows, Rooftop Deck/Patio
Parking	Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	12
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	Zone 56
Condo Fee	\$570

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Listing information last updated on March 13th, 2025 at 5:48pm MDT