

## **\$399,000 - 416 5151 Windermere Boulevard, Edmonton**

MLS® #E4446550

**\$399,000**

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	\$399,000
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	65
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$656



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