

## **\$329,900 - 1023 5151 Windermere Boulevard, Edmonton**

MLS® #E4433152

**\$329,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**SOUTH FACING SUITE! DON'T PAY CONDO FEES FOR 6 MONTH!** That's right, the Seller has prepaid the first 6 months of condo fees for the new owner! Now it's time to fall in love with the gorgeous views from the 10th floor! Enjoy the morning sunrise and evening sunsets! This 2 bed, 2 bath suite is perfectly situated in the building. If you are looking for an extremely clean and well kept suite, this is it! The suite offers a timeless kitchen with full-size stainless steel appliances with modern, sleek cabinets + quartz countertops. Additional features include a roomy dining area, in-suite laundry + storage room and a nice size balcony. Pricing includes 1 titled underground stall, with an option to purchase a second. Signature is professionally managed, with on-site concierge service, ample visitor parking and all the best shopping & retail located right at your doorstep... Close to public transit, schools and the Anthony Henday freeway.

Built in 2014

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4433152  |
| Price     | \$329,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 794                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1023 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, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, See Remarks, Concierge Service |
| Parking Spaces | 1                                                                                                                                                                         |
| Parking        | Parkade                                                                                                                                                                   |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, 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 | Airport Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 94               |
| Zoning         | Zone 56          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$443            |



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 July 31st, 2025 at 6:02pm MDT