

## \$308,000 - 307 5151 Windermere Boulevard, Edmonton

MLS® #E4458234

**\$308,000**

2 Bedroom, 2.00 Bathroom, 797 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Extremely well-kept condo in the concrete high-rise Signature at Ambleside in Windermere That comes fully furnished. Ideally located just blocks from the Anthony Henday and across from the Currents of Windermere, this 2 bedroom, 2 bathroom home is sure to impress. Step onto the balcony to enjoy the view, or inside to a fully upgraded unit highlighted by a stunning kitchen, in-suite laundry, and plenty of storage. Titled underground parking is included, along with access to premium amenities: a fitness center with beautiful views, an outdoor patio with BBQ, and a stylish lounge with kitchen, fireplace, and billiards table, perfect for entertaining. A full-time concierge service adds convenience, greeting your guests and accepting deliveries. Outside your door are restaurants, a theatre, pubs, shopping, and nearby medical and dental services. A true turnkey lifestyle property in one of Edmonton's most desirable communities.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458234  |
| Price     | \$308,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 797                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 307 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Smoking Home, Party Room, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                    |
| Parking        | Underground                                                                          |

### **Interior**

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

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete, Metal, Stone, Stucco                  |
| Exterior Features | Backs Onto Park/Trees, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Metal, Stone, Stucco                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 17th, 2025  
Days on Market                47  
Zoning                              Zone 56  
HOA Fees                         75  
HOA Fees Freq.                Annually  
Condo Fee                        \$495

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