

## **\$269,000 - 214 5151 Windermere Boulevard, Edmonton**

MLS® #E4441687

**\$269,000**

2 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

**MASSIVE BALCONY! CONCRETE & STEEL CONSTRUCTION! PRIDE OF OWNERSHIP!**

This 766 sq ft 2 bed, 2 bath tastefully designed & well kept, north facing EXECUTIVE unit with a 642 SQ FT BALCONY shows a 10, and is ideal for the working professional, downsizer, or investor. Greeted by tile & hardwood flooring, beautiful granite countertops, S/S appliances, maple cabinetry, subway tile backsplash, central A/C & more! Open concept living unites the space; perfect for entertaining guests. Primary bed w/ walkthrough closet to the 3 pce bath. Additional 4 pce bed, in suite laundry. The largest balcony you will find in the SW; throw amazing summer BBQs, parties, and still have enough space for your mini putting green! Underground heated parking w/ ample visitor surface parking. Signature boasts a concierge to cater to all your needs, a gorgeous activity/party room & state of the art gym. Steps to upscale restaurants, shopping, Cineplex, & quick access to the Henday makes this location hard to beat. A must see!

Built in 2014

### **Essential Information**

MLS® # E4441687

Price \$269,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 767                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 214 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms |
| Parking   | Heated, Underground  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Heat Pump, Natural Gas   |
| # of Stories | 8  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Flat   |
| Construction      | Concrete   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                78  
Zoning                              Zone 56  
Condo Fee                        \$495



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