

Courtesy Of Jeffrey LeHoux Of Exp Realty

## **\$284,900 - 731 5151 Windermere Boulevard, Edmonton**

MLS® #E4449576

**\$284,900**

2 Bedroom, 2.00 Bathroom, 890 sqft  
Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to Signature at Ambleside, one of SW Edmonton's most sought-after addresses - where modern elegance, everyday convenience, and a sense of community come together seamlessly. This sophisticated 2-bedroom, 2-bath condo offers a thoughtfully designed layout featuring stone countertops, top-tier stainless steel appliances, kitchen undermount sink with wash wand, and in-suite laundry. Oversized 11' x 7' balcony with a fantastic view & a secured underground parking stall with a 4'x10' storage just across from the Elevator. The building is truly exceptional. Enjoy a full suite of amenities, including: outdoor BBQ & patio areas, elegant concierge lobby, expansive social lounge with fireplace lounge, reading area, and pool table, and hosting kitchen. Be inspired to get active in the massive state-of-the-art fitness centre or take a relaxing stroll along the scenic walking paths and pond behind the building. This iconic building located in the heart of Windermere redefines elevated urban living!

Built in 2014

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4449576  |
| Price  | \$284,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 890                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 731 5151 Windermere Boulevard |
| Area        | Edmonton                      |
| Subdivision | Ambleside                     |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6W 2K4                       |

### Amenities

|               |                                                                                                                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, Concierge Service, Storage Cage |
| Parking       | Heated, Parkade, Underground                                                                                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                                                                                                           |

### 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, Stone, Stucco                                                                                                      |
| Exterior Features | Backs    Onto    Park/Trees,    Landscaped,    Park/Reserve,    Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Tar & Gravel                                                                                                                 |
| Construction      | Concrete, Stone, Stucco                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 97              |
| Zoning         | Zone 56         |
| Condo Fee      | \$575           |

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 October 29th, 2025 at 4:02am MDT