# \$235,000 - 925 5151 Windermere Boulevard, Edmonton

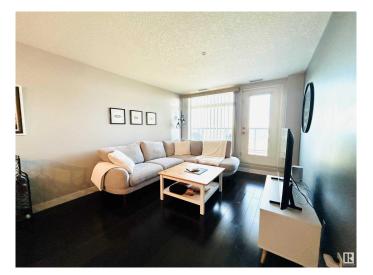
MLS® #E4435586

#### \$235,000

1 Bedroom, 1.00 Bathroom, 560 sqft Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

POND VIEW LUXURY: Welcome home to breathtaking pond vistas from this enchanting retreat in The Signature at Ambleside's prestigious West Tower. Warm, premium finishes embrace you throughout this inviting space. As golden evening light approaches, unwind while the magnificent prairie skyline unfolds before you in a magical daily ritual. Exclusive amenities match your lifestyle with an expansive fitness center, intimate social spaces for creating memories. Just steps away, discover The Currents of Windermere's charming collection of delightful dining, friendly boutiques, and entertainmentâ€"your extended living room. Perfect for discerning professionals, passionate investors, or sophisticated retirees seeking their forever sanctuary. With Southwest Edmonton's property value growth and eager rental demand, this residence offers both a soul-satisfying living experience and a nurturing investment with wonderful potential 







Built in 2014

### **Essential Information**

MLS® #	E4435586
Price	\$235,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	560
Acres	0.00
Year Built	2014
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	925 5151 Windermere Boulevard	
Area	Edmonton	
Subdivision	Ambleside	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6W 2K4	
Amenities		
Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Exercise Room, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Concierge Service	
Parking	Heated, Insulated, Stall, Underground	
Interior		
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	
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, Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, View City	
Roof	Tar & Gravel	

Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	40
Zoning	Zone 56
HOA Fees	50
HOA Fees Freq.	Annually
Condo Fee	\$364

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 June 17th, 2025 at 7:17am MDT