

# \$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 entertainment—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 returns.????????????????

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                   |
| Type           | 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 | 20            |
| Zoning         | Zone 56       |
| HOA Fees       | 50            |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$364         |

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Listing information last updated on May 28th, 2025 at 3:02pm MDT