



## Edmonton Alberta

\$249,900

Welcome to this modern 792 sq ft condo in the desirable Signature at Ambleside, featuring an incredible 630 sq ft outdoor patio—a truly rare find in condo living. Located just steps from The Currents of Windermere, you'll enjoy easy access to great restaurants, shopping, a movie theatre, and beautiful walking trails right behind the building. Inside, the open-concept kitchen, dining, and living room create a bright and welcoming space. The smart layout separates the two bedrooms for extra privacy. The primary suite includes a walk-through closet and ensuite with a walk-in shower, while the second bedroom sits beside the main full bath and convenient in-suite laundry. From the living room, step onto your massive patio—perfect for outdoor dining, gardening, barbecues, games, or creating your own private lounge. The building offers excellent amenities including a gym, entertainment room with a pool table, and an outdoor gathering area ideal for parties. The unit also comes with one underground parking stall. (id:6769)

Living room 4.17 m X 3.37 m

Dining room Measurements not available

Kitchen 3.14 m X 3.05 m

Primary Bedroom 3.74 m X 3.04 m

Bedroom 2 3.45 m X 2.9 m

Listing Presented By:



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The Good Real Estate Company

<http://www.justingriffith.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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