



## 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:



Originally Listed by:  
The Good Real Estate Company

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

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.