

# \$259,900 - 504 Albany Way, Edmonton

MLS® #E4436778

## \$259,900

2 Bedroom, 2.00 Bathroom, 749 sqft  
Condo / Townhouse on 0.00 Acres

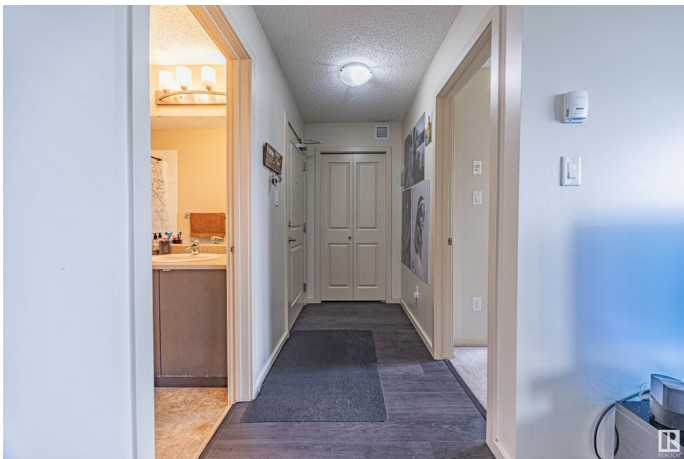
Albany, Edmonton, AB

Welcome to the perfect condo in sought after Albany! 2 bed/2 full baths with 1 titled, underground, heated parking stall! This condo has a fantastic layout with upgraded back splash and custom blinds. Just off the entrance and kitchen you have a flexible separate desk/office area and in-suite laundry. Main living is open concept design with access to the balcony. Kitchen has Stainless Steel fridge and dishwasher, plenty of counter & cupboard space, peninsula island/bar counter which provides additional seating space! Spacious primary features walk through closets with full ensuite. Other side of the home has 2nd bedroom and second full bath. Condo fees: \$ \$391.23. Pet Policy: Pets Subject to Board Approval. 749.06 sq ft, Taxes in 2024 were \$1576.93. Close to all amenities and moments away from the Henday!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436778  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 749       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 504 Albany Way |
| Area        | Edmonton       |
| Subdivision | Albany         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6V 0L2        |

### Amenities

|               |                                                                  |
|---------------|------------------------------------------------------------------|
| Amenities     | Intercom, Parking-Extra, Parking-Plug-Ins, Sprinkler System-Fire |
| Parking       | Underground                                                      |
| Is Waterfront | Yes                                                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                       |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 27        |
| Condo Fee      | \$391          |

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Listing information last updated on June 16th, 2025 at 4:47am MDT