

# \$214,900 - 324 504 Albany Way, Edmonton

MLS® #E4428740

**\$214,900**

2 Bedroom, 2.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

Welcome to this stunning south facing 2 BED 2 BATH unit with 2 PARKING STALLS. This modern updated unit boasts a bright & sunny open concept layout made for entertaining. Freshly painted walls with a new dishwasher, Washer/Dryer and all new flooring throughout...You won't be disappointed! 2 large bedrooms and 2 bathrooms with ample privacy separated by the living space make this unit great for anyone working from home or as an investment property. 2 parking stalls (one underground and one outdoor stall) and in-suite laundry also offers a great incentive to any homebuyer! Enjoy summer nights entertaining on your spacious private balcony facing a greenspace with city views and enjoying easy access to all your shopping needs and walking trails nearby. Endless restaurants, schools, daycares, shopping, and public transit only steps away, including a beautiful pond area!! Don't miss out on your chance to call this amazing unit "HOME"!!!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428740  |
| Price     | \$214,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 324 504 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0L2            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Stall, Underground  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 27         |
| Condo Fee      | \$427           |

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Listing information last updated on April 7th, 2025 at 8:32am MDT