

\$279,000 - 323 503 Albany Way, Edmonton

MLS® #E4426751

\$279,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

Aviva Condominiums, a modern, elegant design both inside and out! This 2 bedroom/2 bath apartment has tall ceilings & is well laid out with a spacious great room living area hosting a functional kitchen w/chocolate cabinets w/crown moulding, stainless appliances, quartz counters with island eating bar, spacious living room w/formal dining table space & easy south facing balcony access. Flooring is engineered hardwood in living areas with carpet in bedrooms & ceramic tile in bathrooms. Primary bedroom has plenty of room for a king bed w/walk in closet & ensuite bath. Second bedroom located next to the common 4 pc bath. Entry area hosts a coat closet, desk/bar area, & large storage room w/stacker washer dryer. There are 2 titled parking stalls included with one in the heated u/g parkade with storage locker & 2nd is an energized surface stall. Building amenities include social areas, gym & party room. Extremely well located to all essential services, public transportation and easy access to the Henday.

Built in 2016

Essential Information

MLS® # E4426751

Price \$279,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	323 503 Albany Way
Area	Edmonton
Subdivision	Albany
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M5

Amenities

Amenities	Exercise Room, Parking-Visitor, Social Rooms
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

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

Exterior

Exterior	Wood, Metal, Stucco, Hardie Board Siding
Exterior Features	Public Transportation, Shopping Nearby, View Downtown
Roof	EPDM Membrane, Flat

Construction	Wood, Metal, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 21st, 2025
Days on Market	41
Zoning	Zone 27
Condo Fee	\$447

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