

## \$259,900 - 329 504 Albany Way, Edmonton

MLS® #E4436778

**\$259,900**

2 Bedroom, 2.00 Bathroom, 749 sqft

Condo / Townhouse on 0.00 Acres

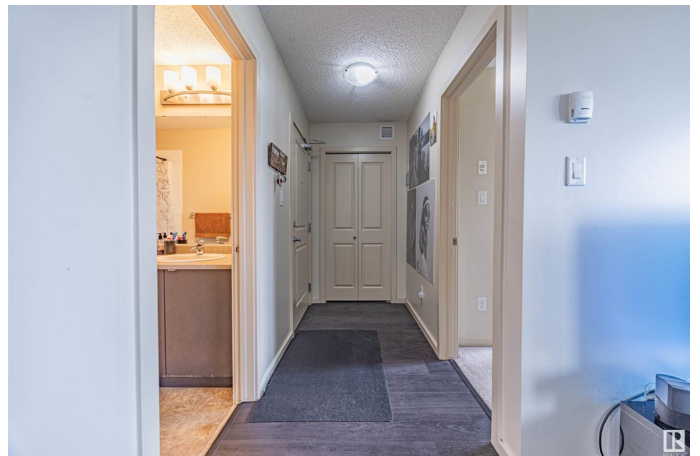
Albany, Edmonton, AB

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	329 504 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	75
Zoning	Zone 27
Condo Fee	\$391

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 8:18pm MDT