

## \$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	16
Zoning	Zone 27
Condo Fee	\$427

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Listing information last updated on April 19th, 2025 at 8:17am MDT