

## \$209,000 - 123 504 Albany Way, Edmonton

MLS® #E4441771

**\$209,000**

2 Bedroom, 2.00 Bathroom, 714 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

Welcome to the desirable community of Albany! This beautifully maintained condo offers a perfect blend of comfort and functionality. The kitchen is open concept, featuring a large island and ample cabinetry—ideal for both everyday living and entertaining. Enjoy two generously sized bedrooms, including a primary suite with a full ensuite and walk-through closet. A second full bathroom ensures added convenience for guests or family members. The bright and airy living room opens onto a private patio, creating the perfect spot to relax and unwind.

Additional highlights include in-suite laundry and 2 parking stall. Situated just steps from shopping, restaurants, schools, and scenic walking trails around the pond—this home truly has it all. Pet friendly building subject is approval to Board. Amenities like Walmart, Movati Athletic, Albany Market Square are steps away. walmart

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441771  |
| Price      | \$209,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                       |
|----------------|-----------------------|
| Square Footage | 714                   |
| Acres          | 0.00                  |
| Year Built     | 2013                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 123 504 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0L2            |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Intercom, Parking-Visitor |
| Parking   | See Remarks               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Other, Vinyl  |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Other, Vinyl  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 27         |
| Condo Fee      | \$371           |

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Listing information last updated on July 2nd, 2025 at 11:47pm MDT