

## \$239,993 - 227 504 Albany Way, Edmonton

MLS® #E4447812

**\$239,993**

2 Bedroom, 2.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

Excellent location! UPGRADED 2 bedroom & 2 bathroom with IN-SUITE LAUNDRY & TWO TITLED PARKING STALLS (1 secured underground heated stall & 1 surface stall) is ready for IMMEDIATE POSSESSION.

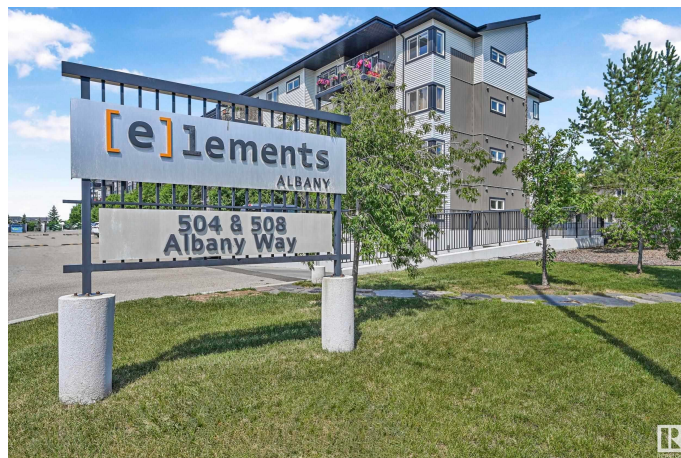
Perfectly designed open concept layout is extremely functional with large kitchen featuring beautiful backsplash, stainless steel appliances, ample cabinetry with spacious island bar. Plenty of room to entertain in the adjacent living & dining room with patio doors that lead to the sunny & PRIVATE balcony with picture perfect views. Retreat to the large primary bedroom complete with 4 piece ensuite and a walk-in closet. Second bedroom, thoughtfully positioned at the opposite end of the unit offers privacy and comfort, ideal for family or guests. Easy access to the Anthony Henday & 97th street, & only steps away from all amenities including shopping, restaurants, medical clinics, public transportation, pond and parks! Low condo fees include Heat and Water. Great for first time home buyer or investor! Shows 10/10

Built in 2013

### Essential Information

MLS® # E4447812

Price \$239,993



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 790                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 227 504 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0L2            |

### Amenities

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Amenities     | Intercom, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, See Remarks |
| Parking       | Heated, Stall, Underground                                                                                   |
| Is Waterfront | Yes                                                                                                          |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas                                                                                    |
| # of Stories      | 4                                                                                                         |
| Stories           | 4                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Backs Onto Lake, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Lorelei School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 27         |
| Condo Fee      | \$427           |

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Listing information last updated on July 16th, 2025 at 7:47am MDT