

Courtesy Of Sarah Keats Of RE/MAX River City

## \$199,900 - 329 504 Albany Way, Edmonton

MLS® #E4452096

**\$199,900**

2 Bedroom, 2.00 Bathroom, 749 sqft

Condo / Townhouse on 0.00 Acres

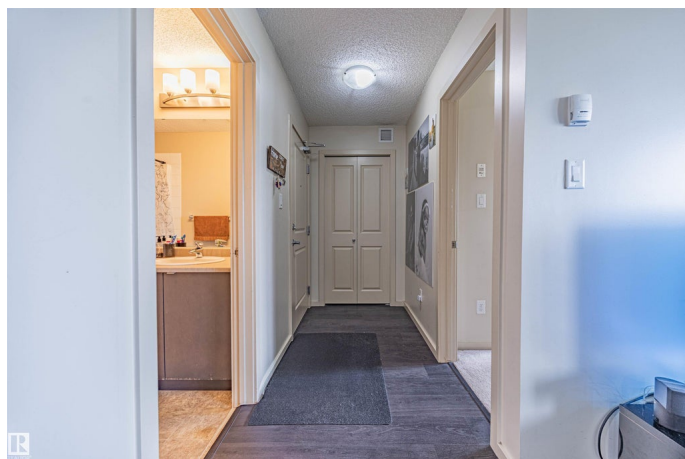
Albany, Edmonton, AB

Immediate occupancy available in 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 - perfect for working from home. Main living is open concept design with access to the balcony. Kitchen has Stainless Steel fridge and dishwasher, plenty of counter & cupboard space, and peninsula island/bar counter for additional seating. 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 friendly: pets allowed Subject to Board Approval. 749.06 sq ft, Taxes in 2024 were \$1576.93. Walk to everything: 2 blocks to Walmart, Browns Social House, and Movati. 2 mins to the Henday!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452096  |
| Price      | \$199,900 |
| 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                      August 8th, 2025  
Days on Market                51  
Zoning                              Zone 27  
Condo Fee                        \$391

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Listing information last updated on September 28th, 2025 at 1:17pm MDT