

## \$247,000 - 329 503 Albany Way, Edmonton

MLS® #E4460408

**\$247,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

Welcome to this bright and modern 2 bedroom, 2 bathroom condo, offered by the original owner and showcasing pride of ownership throughout. Designed for both comfort and convenience, the open-concept layout creates the perfect space for everyday living. The upgraded kitchen features granite countertops and stainless steel appliances, along with plenty of cabinetry. Enjoy in-suite laundry with a stacked washer & dryer. The primary suite includes a private 3-pce ensuite, while the second bedroom provides versatility for guests, a home office, or hobbies, paired with a full 4-piece bathroom. Step out onto the balcony, ideal for outdoor seating and BBQs. This unit has been very well maintained making it truly move-in ready. Residents also have access to excellent building amenities, including a social room with pool table, a fitness room, and a secure underground heated titled parking stall with garage fobs. Located in the beautiful Albany community, this home is just minutes from parks, shopping, and dining.

Built in 2016

### Essential Information

MLS® # E4460408

Price \$247,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 329 503 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0M5            |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Social Rooms |
| Parking   | Heated, Underground                                                                 |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Baseboard, Natural Gas                                                                                                |
| # of Stories      | 4                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                              |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                                    |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 27           |
| Condo Fee      | \$425             |

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 October 28th, 2025 at 3:17pm MDT