

## \$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	2
Zoning	Zone 27
Condo Fee	\$427

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