

\$285,000 - 323 503 Albany Way, Edmonton

MLS® #E4426751

\$285,000

2 Bedroom, 2.00 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

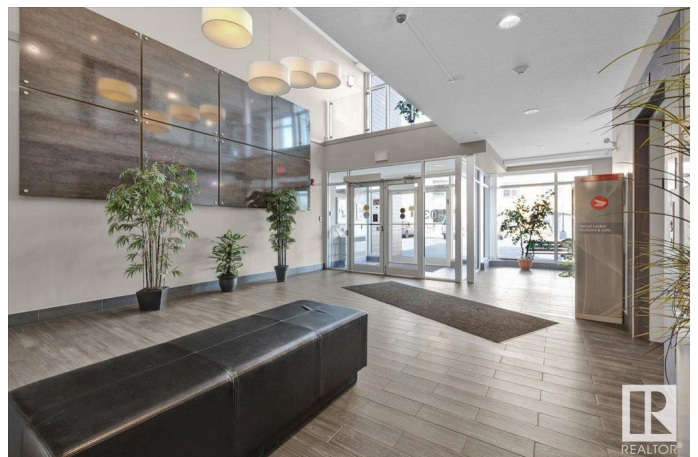
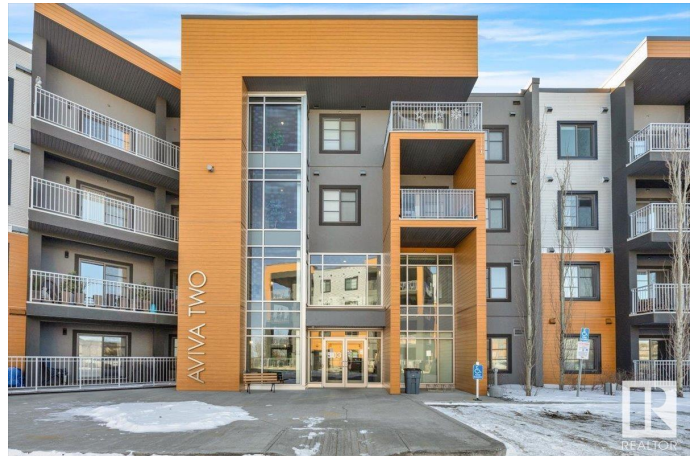
Aviva Condominiums, a modern, elegant design both inside and out! This 2 bedroom/2 bath apartment has tall ceilings & is well laid out with a spacious great room living area hosting a functional kitchen w/chocolate cabinets w/crown moulding, stainless appliances, quartz counters with island eating bar, spacious living room w/formal dining table space & easy south facing balcony access. Flooring is engineered hardwood in living areas with carpet in bedrooms & ceramic tile in bathrooms. Primary bedroom has plenty of room for a king bed w/walk in closet & ensuite bath. Second bedroom located next to the common 4 pc bath. Entry area hosts a coat closet, desk/bar area, & large storage room w/stacker washer dryer. There are 2 titled parking stalls included with one in the heated u/g parkade with storage locker & 2nd is an energized surface stall. Building amenities include social areas, gym & party room. Extremely well located to all essential services, public transportation and easy access to the Henday.

Built in 2016

Essential Information

MLS® # E4426751

Price \$285,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 926 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 323 503 Albany Way |
| Area | Edmonton |
| Subdivision | Albany |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6V 0M5 |

Amenities

| | |
|----------------|--|
| Amenities | Exercise Room, Parking-Visitor, Social Rooms |
| Parking Spaces | 2 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal, Stucco, Hardie Board Siding |
| Exterior Features | Public Transportation, Shopping Nearby, View Downtown |
| Roof | EPDM Membrane, Flat |

| | |
|--------------|--|
| Construction | Wood, Metal, Stucco, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 34 |
| Zoning | Zone 27 |
| Condo Fee | \$447 |

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Listing information last updated on April 24th, 2025 at 5:32am MDT