

## \$279,000 - 323 503 Albany Way, Edmonton

MLS® #E4426751

**\$279,000**

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 \$279,000



|                |                        |
|----------------|------------------------|
| 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 | 42               |
| Zoning         | Zone 27          |
| Condo Fee      | \$447            |

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Listing information last updated on May 2nd, 2025 at 1:17am MDT