

## **\$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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