

Courtesy Of Michael E Grekul Of MaxWell Progressive

## \$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

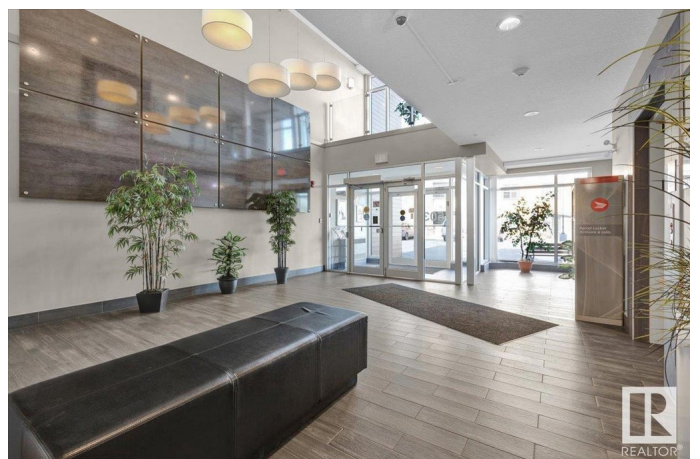
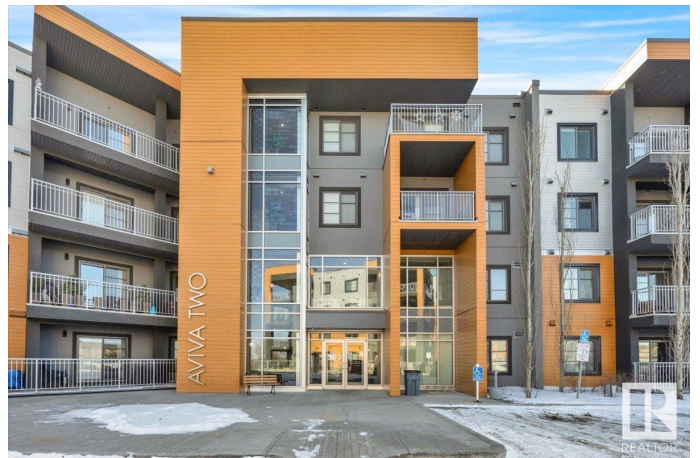
Aviva Condominiums, a modern, elegant design both inside and out! This 2 bedroom/2 bath apartment has tall ceilings & is well laid out with a spacious great room living area hosting a functional kitchen w/chocolate cabinets w/crown moulding, stainless appliances, quartz counters with island eating bar, 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 16

Zoning Zone 27

Condo Fee \$447

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 April 6th, 2025 at 4:47pm MDT