

Courtesy Of Erin L Willman and Brian C Cyr Of RE/MAX Elite

## \$274,900 - 412 507 Albany Way, Edmonton

MLS® #E4426842

**\$274,900**

2 Bedroom, 2.00 Bathroom, 937 sqft  
Condo / Townhouse on 0.00 Acres

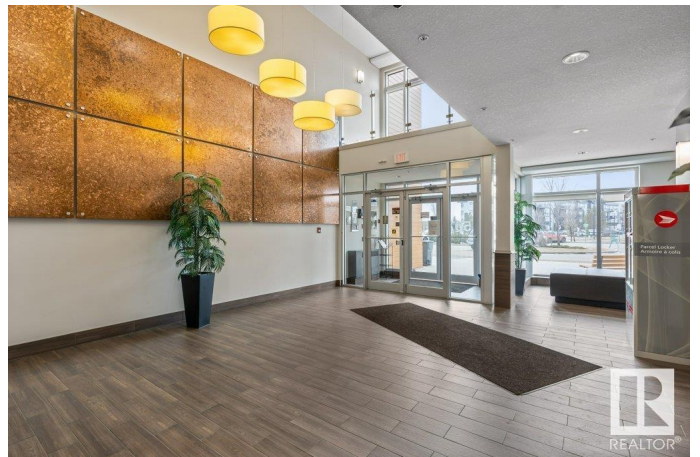
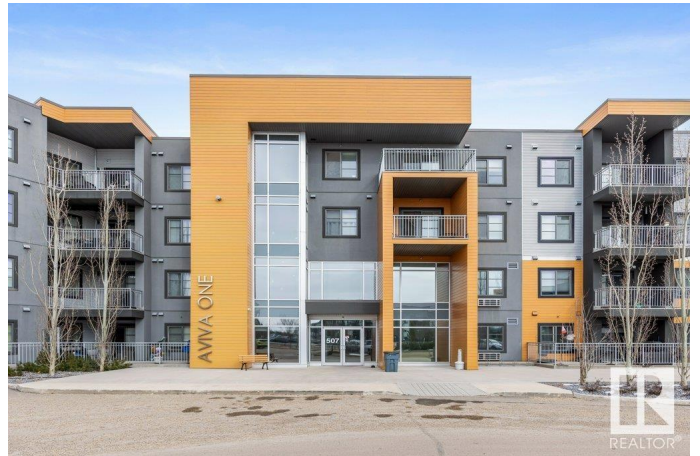
Albany, Edmonton, AB

Welcome to this TOP FLOOR substantially UPGRADED two bedroom, two bathroom unit in sought after Aviva Condominiums! Brand new laminate flooring extends throughout the main living areas. The kitchen features gorgeous full height cabinets with crown molding, stainless steel appliances and tile backsplash. The living room is spacious in size and has sliding doors to the PRIVATE patio overlooking green space! There are two bedrooms, conveniently located on opposite sides of the unit for extra privacy. Both bedrooms feature CUSTOM BUILT IN STORAGE in the closets. The primary bedroom has a 3pce ENSUITE with an oversized shower. There are GRANITE countertops throughout, TWO PARKING STALLS (one underground) and in suite laundry. Absolutely immaculately maintained in a fantastic location!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426842  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 937       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 412 507 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0L9            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| 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  |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 27          |
| Condo Fee      | \$422            |

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Listing information last updated on April 4th, 2025 at 8:17pm MDT