

## \$245,000 - 333 503 Albany Way, Edmonton

MLS® #E4443561

**\$245,000**

2 Bedroom, 2.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

2 bed/2 full baths. 1 heated titled underground parking (stall #213) AND a storage cage in the underground parkade, which is hard to find. Dogs/cats allowed. Stylish condo located in sought after Albany! Upgrades incl herringbone patterned counters, new lighting, quality paint, and carefully curated wallpaper. Entrance has flexible separate desk/office area. Main living is open concept design, w/access to the balcony. SS appliances, plenty of counter & cupboard space, center island/bar counter. Spacious primary fits King suite & features walk through closets w/full ensuite. Other side of the home (separated for privacy) 2nd bedroom & full bath. In-suite laundry w/stacked full sized front load. Building has social room, gym & upgraded security including cameras. Taxes \$2,348/54 per yr. Condo fees: \$374.36 include heat, water, sewer & underground parking. Dogs & cats allowed! Pet Policy: Max 2, no taller than 14" at shoulder. Pet application available. South facing covered deck, natural gas BBQ included.

Built in 2016

### Essential Information

MLS® # E4443561

Price \$245,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	333 503 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	Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stucco

Foundation	Concrete Perimeter
<b>School Information</b>	
Elementary	Lorelei, St Lucy
Middle	M Butterworth, Sir J Thomp
High	Ross Shep, Arch O'Leary

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	24
Zoning	Zone 27
Condo Fee	\$350

333, 503 Albany Way NW

- INCLUDES 1 HEATED UNDER GROUND PARKING STALL WITH A STORAGE CAGE DIRECTLY BEHIND THE PARKING STALL
- 2 BEDS AND 2 BATHS
- INCREDIBLE LOCATION WITHIN 1 BLOCK OF BROWN’S SOCIAL HOUSE, WALMART, ETC
- UPGRADES INCLUDE HERRINGBONE PATTERNED COUNTERS, NEW LIGHTING, QUALITY PAINT, AND CAREFULLY CURATED WALLPAPER
- STAINLESS STEEL APPLIANCEES, PLENTY OF COUNTER AND CUPBOARD SPACE, CENTER ISLAND/BAR COUNTER IN KITCHEN
- SPACIOUS PRIMARY BEDROOM FITS A KING AND FEATURES WALK THROUGH CLOSETS WITH FULL ENSUITE
- IN-SUITE LAUNDRY
- BUILDING INCLUDES SOCIAL ROOM, GYM, UPGRADED SECURITY
- SOUTH FACING COVERED DECK
- TAXES: \$2,348/54 PER YEAR
- CONDO FEES: \$374.36 WHICH INCLUDES HEAT, WATER, SEWER, AND UNDERGROUND PARKING STALL
- PET POLICY: MAX OF 2, NO TALLER THAN 14" AT THE SHOULDER
- TENANT VACATING JUNE 30, 2025 UNLESS BUYER WOULD LIKE THEM TO STAY UNTIL JULY 31



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