

## \$239,900 - 333 503 Albany Way, Edmonton

MLS® #E4443561

**\$239,900**

2 Bedroom, 2.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

**BACK ON THE MARKET.** 2 bed/2 full baths. 1 underground stall AND a storage cage.

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. 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. Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Built in 2016

### Essential Information

MLS® # E4443561

Price \$239,900



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	59
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 APPLIANCES, 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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Listing information last updated on August 17th, 2025 at 11:47pm MDT