

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

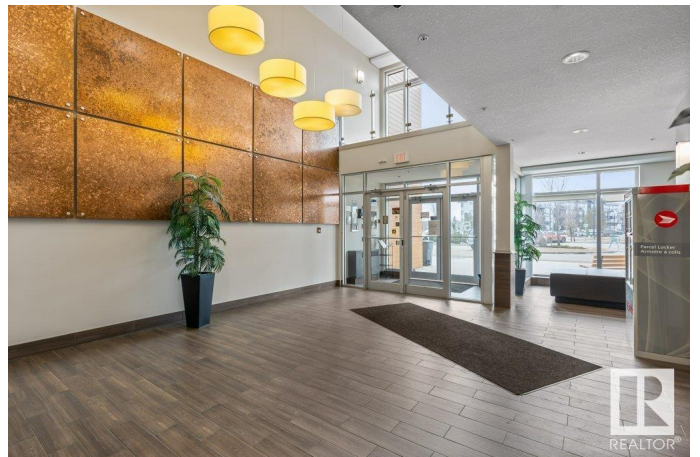
Albany, Edmonton, AB

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 16

Zoning Zone 27

Condo Fee \$422

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 5:17am MDT