

## \$334,900 - 9 675 Albany Way, Edmonton

MLS® #E4427767

**\$334,900**

3 Bedroom, 2.50 Bathroom, 1,278 sqft  
Condo / Townhouse on 0.00 Acres

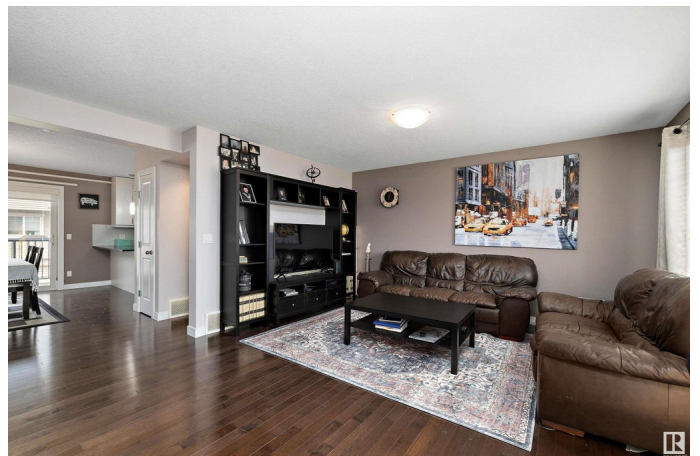
Albany, Edmonton, AB

Welcome Home! This stunning 2-storey townhome in Albany offers the perfect blend of convenience and comfort, just steps from essential amenities. Designed for modern living, it features three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The main floor showcases a bright, open-concept layout with a spacious living area, a stylish 2-piece bath, and a well-appointed kitchen complete with a breakfast bar, pantry, and stainless steel appliances. Step outside to enjoy the SE-facing balcony off the dining area, perfect for outdoor relaxation. The lower level includes a insulated and drywalled double attached garage, ample storage, and a dedicated laundry space. Located in a pet-friendly community with easy access to parks, ponds, and scenic walking trails, this home is a must-see! Start Packing.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427767  |
| Price      | \$334,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,278             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9 675 Albany Way |
| Area        | Edmonton         |
| Subdivision | Albany           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0H1          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Golf Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 27          |
| Condo Fee      | \$199            |

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Listing information last updated on April 6th, 2025 at 4:47am MDT