

## \$225,000 - 225 503 Albany Way, Edmonton

MLS® #E4457858

**\$225,000**

2 Bedroom, 2.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

WELCOME TO #225, 503 Albany Way - a PET-FRIENDLY stylish and contemporary 784 sq ft condo located in a sought-after MODERN building. Perfect for first-time buyers, downsizers, or investors, this thoughtfully designed unit offers an OPEN-CONCEPT LAYOUT with plenty of natural light and a functional floor plan. The kitchen features sleek cabinetry, STAINLESS STEEL APPLIANCES, and a generous island that flows seamlessly into the living area; perfect for entertaining or relaxing at home. The primary bedroom includes a private ensuite and large closet, while the second bedroom is ideal for guests, a home office, or a roommate setup. A second full bathroom adds convenience and flexibility. Step outside to your private balcony, perfect for morning coffee or evening sunsets. The building offers a variety of modern amenities, including a FITNESS ROOM, social spaces, and SECURE PARKING WITH TITLES STALL W STORAGE CAGE. Located in the vibrant Albany community, you'll enjoy quick access to shopping, dining & more.

Built in 2016

### Essential Information

MLS® # E4457858

Price \$225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 781                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 225 503 Albany Way |
| Area        | Edmonton           |
| Subdivision | Albany             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6V 0M5            |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Recreation Room/Centre, Social Rooms, Storage Cage |
| Parking Spaces | 1                                                                             |
| Parking        | Underground                                                                   |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | EPDM Membrane      |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$371                |

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Listing information last updated on October 14th, 2025 at 12:17pm MDT