

## \$275,000 - 224 503 Albany Way, Edmonton

MLS® #E4443013

**\$275,000**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Albany, Edmonton, AB

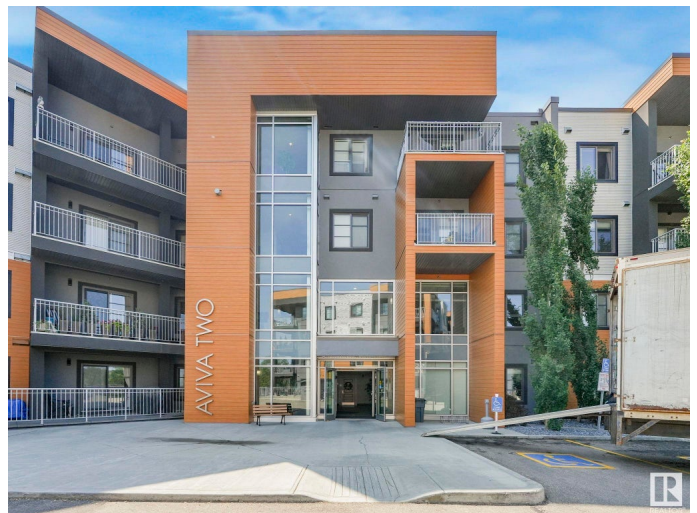
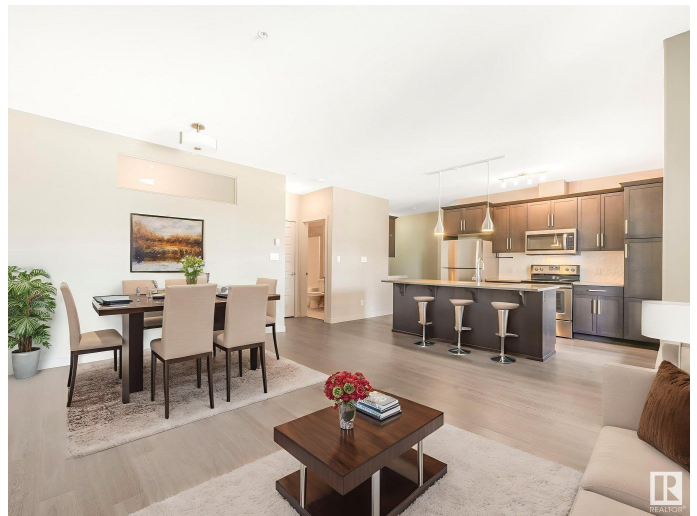
Modern 2 Bed, 2 Bath Condo with Underground & Surface Parking – Aviva Condominiums, Edmonton Welcome to this spacious 940 sq ft condo in the sought-after Aviva Condominiums, offering modern comfort and convenience in north Edmonton. This FRESHLY PAINTED 2 bedroom, 2 bathroom unit features an open-concept layout with granite countertops, stylish cabinetry, and a functional kitchen perfect for entertaining. Enjoy your morning coffee or evening relaxation on the private balcony. The primary bedroom includes a walk in closet and 3 pc ensuite, while the second bedroom is ideal for guests, a roommate, or a home office. Additional highlights include in-suite laundry, one underground heated parking stall and one surface stall, providing convenience year-round. Second 4 piece bath. Condo fees of \$452.34/month include heat and water, making for easy budgeting. Enjoy access to building amenities and a great location close to shopping, transit, and major roadways. Perfect for first-time buyers, downsizers/ investors!

Built in 2016

### Essential Information

MLS® # E4443013

Price \$275,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	224 503 Albany Way
Area	Edmonton
Subdivision	Albany
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0M5

### Amenities

Amenities	Closet Organizers, Deck, Hot Water Natural Gas, Parking-Visitor, Television Connection
Parking Spaces	2
Parking	Heated, Stall, 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	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$452

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Listing information last updated on July 1st, 2025 at 8:32pm MDT