

Courtesy Of Cody C LeClair Of RE/MAX River City

## \$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

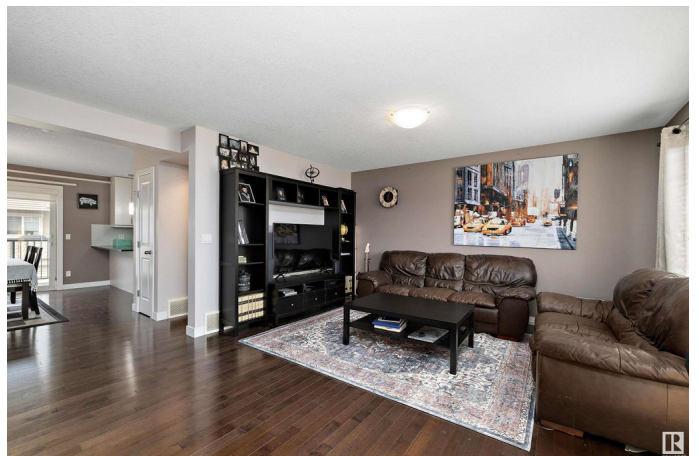
Albany, Edmonton, AB

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 8

Zoning Zone 27

Condo Fee \$199

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Listing information last updated on April 4th, 2025 at 7:02am MDT