

## \$699,900 - 535 Albany Way, Edmonton

MLS® #E4424554

### \$699,900

3 Bedroom, 3.50 Bathroom, 2,495 sqft  
Single Family on 0.00 Acres

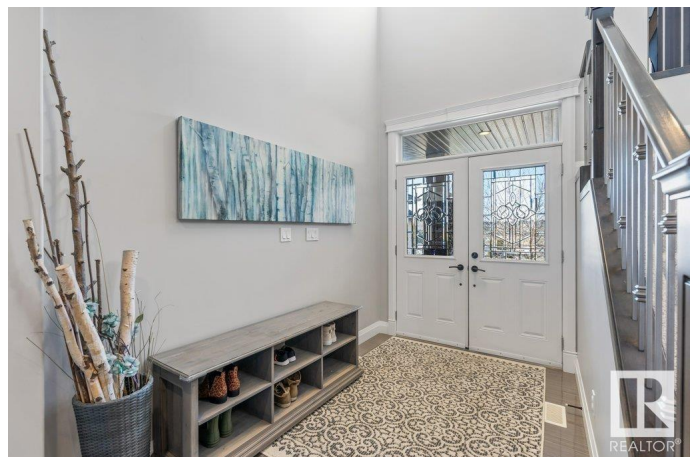
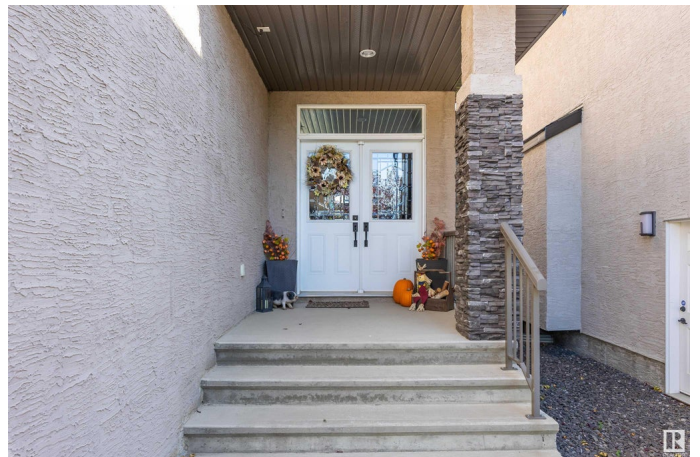
Albany, Edmonton, AB

This executive 2,495 sq. ft. fully finished two-story home is loaded with premium upgrades and backs onto a serene environmental pond. The open-concept layout is perfect for family living and entertaining. The gourmet kitchen features granite countertops, a breakfast bar island, and built-in S/S appliances. The dining area boasts a coffered ceiling, while the main floor includes a den, 2-pce bath, and a great room with a gas fireplace. Upstairs, you'll find a bonus room with a 2nd fireplace, three bedrooms, a 4-pce bath, and a laundry room. The primary suite is a true retreat, offering a 5-pce ensuite and walk-in closet. The finished basement is built for entertaining, featuring a wet bar, rec room, flex room, 4-piece bath, and ample storage. The oversized double-attached garage includes epoxy flooring and a drain. Outside, enjoy a zero-maintenance yard with a large deck, stamped concrete patio, and breathtaking views. Additional highlights: Central A/C, built-in speakers, and close to all amenities.

Built in 2013

### Essential Information

MLS® #	E4424554
Price	\$699,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,495
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	535 Albany Way
Area	Edmonton
Subdivision	Albany
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0H9

### **Amenities**

Amenities	Air Conditioner, Deck, Wet Bar, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lorelei
Middle	Mary Butterworth
High	Ross Sheppard

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	Zone 27

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Listing information last updated on March 12th, 2025 at 2:17pm MDT