



## Edmonton Alberta

\$259,900

Welcome to the perfect condo in sought after Albany! 2 bed/2 full baths with 1 titled, underground, heated parking stall! This condo has a fantastic layout with upgraded back splash and custom blinds. Just off the entrance and kitchen you have a flexible separate desk/office area and in-suite laundry. Main living is open concept design with access to the balcony. Kitchen has Stainless Steel fridge and dishwasher, plenty of counter & cupboard space, peninsula island/bar counter which provides additional seating space! Spacious primary features walk through closets with full ensuite. Other side of the home has 2nd bedroom and second full bath. Condo fees: \$ \$391.23. Pet Policy: Pets Subject to Board Approval. 749.06 sq ft, Taxes in 2024 were \$1576.93. Close to all amenities and moments away from the Henday! (id:6769)

Living room 4.38 m X 4.42 m

Kitchen 2.77 m X 3.24 m

Primary Bedroom 3.82 m X 3.21 m

Bedroom 2 3.83 m X 3.03 m

Office 1.61 m X 1.65 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://sarahkeats.remax.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)