

## \$709,900 - 703 Albany Place, Edmonton

MLS® #E4439024

**\$709,900**

6 Bedroom, 4.00 Bathroom, 2,497 sqft

Single Family on 0.00 Acres

Albany, Edmonton, AB

Welcome to this stunning 6-bedroom home in the heart of family-friendly Albany! Ideally located near top-rated schools, scenic parks, Walmart, restaurants, and two gyms—all within walking distance! The main floor features a walk-through pantry, granite countertops, stainless steel appliances, a spacious den, and a cozy family room with a gas fireplace. Upstairs, you'll find 4 generous bedrooms, including a large primary suite with a 5-piece ensuite, plus a bonus room, laundry, and full bath. The builder-finished legal basement suite with separate entrance offers 2 bedrooms, full bath, kitchen and laundry—perfect for extended family or rental income. Complete with a double attached garage, this home offers space, style, and income potential in one of North Edmonton's most desirable communities.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439024  |
| Price          | \$709,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,497     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 703 Albany Place |
| Area        | Edmonton         |
| Subdivision | Albany           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0H9          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Stone Facing  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco                          |
| Exterior Features | Corner Lot, Fenced, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco                          |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

Date Listed            May 26th, 2025  
Days on Market      20  
Zoning                Zone 27

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