

## **\$750,000 - 642 Albany Way, Edmonton**

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MLS® #E4458368

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Albany, Edmonton, AB

VIEW this home is focused on a fantastic view of the environmental reserve/pond which is immediately behind it. SPACE galore. Two storey foyer opens to two storey living room with floor to ceiling windows, and formal dining area. Gorgeous central staircase and main floor bedroom or den with double doors, main floor laundry, main floor bathroom with tub/shower. Mudroom and access to the garage. The ROOMS WITH A VIEW along the back include the beautiful kitchen with island, walk in pantry, dinette area, and family room with built ins. Light abounds and the view is amazing. Upstairs enjoy the loft, Primary bedroom and luxury ensuite and a truly huge WALK THRU CLOSET. Two more bedrooms up with family bath. WALK OUT basement is fully finished with Rec room, bedroom with double doors and walk thru closet. bathroom, and a 6th bedroom /den. Huge windows abound throughout. Even the under stair storage is finished. Great backyard backs on pond/reserve. High end finishes. Entertain and grow your family!



Built in 2012

### **Essential Information**

MLS® #                      E4458368

Price                         \$750,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,508                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 642 Albany Way |
| Area        | Edmonton       |
| Subdivision | Albany         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6V 0H2        |

### Amenities

|               |                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------|
| Amenities     | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks |
| Parking       | Double Garage Attached                                                                               |
| Is Waterfront | Yes                                                                                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                              |
| Exterior Features | Airport Nearby, Backs Onto Lake, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, |

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby, Ski Hill Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | Zone 27              |

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Listing information last updated on September 18th, 2025 at 6:32pm MDT