

## \$759,900 - 725 Albany Place, Edmonton

MLS® #E4425792

**\$759,900**

3 Bedroom, 2.50 Bathroom, 2,612 sqft

Single Family on 0.00 Acres

Albany, Edmonton, AB

Wow..! What a stunning walk-out home on a cul-de-sac, with great neighbours, backing onto Albany Pond, offering breathtaking west-facing views. Built in 2014, this 2-storey home boasts over 2,600 sq. ft., featuring 3 bedrooms + main floor den & 2.5 baths. Large main-floor windows flood the space with natural light, complementing the upgraded custom kitchen and top-quality finishes. The open-concept design includes glass railings, while upstairs offers a luxurious master suite with a private balcony, a gorgeous spa-like ensuite with custom tile shower, and huge walk-in closet. Two more spacious bedrooms, second-floor laundry, and a large bonus room with soaring 11-ft ceilings & a custom wall unit. The walkout basement features a large rec room, space for a 4th bedroom, and a roughed-in bathroom. Enjoy tranquil pond views from the backyard. Close to St. Albert, Anthony Henday & major amenities! Don't miss out on this luxurious property. You'll be proud to call this home!!

Built in 2014

### Essential Information

MLS® # E4425792

Price \$759,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,612                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 725 Albany Place |
| Area        | Edmonton         |
| Subdivision | Albany           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6V 0H9          |

### Amenities

|               |                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, Wall Unit-Built-In |
| Parking       | Double Garage Attached, Insulated, Over Sized                                                                                                             |
| Is Waterfront | Yes                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                   |

**Exterior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                        |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, View Lake |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Stone, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                         |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Lorelei, St Lucy |
| Middle     | Mary Butterworth |
| High       | Ross Sheppard    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 36               |
| Zoning         | Zone 27          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 5:02am MDT