

## **\$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	38
Zoning	Zone 27

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