

## \$749,999 - 4725 105b Street, Edmonton

MLS® #E4428025

**\$749,999**

3 Bedroom, 2.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Empire Park, Edmonton, AB

Fabulous BRAND NEW 1809 sq. ft. 2 story in EMPIRE PARK with a separate entrance to the basement & a double detached garage! Offering NEW HOME WARRANTY & built for the Seller by a local company which has over 20 years in the building industry with pride & attention to detail at every turn. From the foyer into the SUNLIT GREAT ROOM style living area with stone tile ELECTRIC FIREPLACE, 9' CEILINGS, TRIPLE PANED WINDOWS, VINYL PLANK FLOORING & CONTEMPORARY FIXTURES to the spacious dining room featuring a TRANSOM WINDOW set into a FEATURE WALL. The MODERN ISLAND KITCHEN features rich contrasting accents, HI END STAINLESS APPLIANCES & QUARTZ counters. A barn door provides access to the MUD ROOM with built in cabinetry & bench's plus it provides access to the COMPOSITE DECK & back yard. Up the GLASS & WOOD STAIRCASE to the upper floor offering 2 bedrooms with a JACK & JILL BATH, the laundry & the primary features a gorgeous SPA ENSUITE, walk in closet & feature wall. Yard will be done to final grade. AMAZING!

Built in 2024

### Essential Information

MLS® #

E4428025



Price	\$749,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4725 105b Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2R7

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	7.62x35.60
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	McKee School
Middle	Allendale School
High	Harry Ainlay School

### Additional Information

Date Listed	March 27th, 2025
Days on Market	36
Zoning	Zone 15

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Listing information last updated on May 2nd, 2025 at 5:32am MDT