

## \$219,000 - 464 4823 104a Street, Edmonton

MLS® #E4429954

**\$219,000**

1 Bedroom, 1.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Step into this bright and stylish 1-bedroom suite, perfectly located on the top floor for sweeping, unobstructed views. One of the larger 1-bedroom units in the building, it offers soaring 10-foot ceilings and expansive floor-to-ceiling windows that flood the condo with natural light, creating an open and airy atmosphere. Enjoy year-round comfort with central air conditioning in the summer and heated underground parking in the winter. Tucked away at the quiet back of the building, this unit offers exceptional privacy without sacrificing location. You're just a short walk from the Italian Centre Shop, Krispy Kreme, Superstore, Southgate Mall, and the LRT station—connecting you easily to the rest of the city. With exciting new trendy shops and restaurants emerging all around, now is the perfect time to invest in this developing neighbourhood. Don't miss your chance to get in early and make this modern retreat your own.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4429954  |
| Price     | \$219,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 781                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 464 4823 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Intercom, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 9th, 2025

Days on Market      24

Zoning                 Zone 15

Condo Fee             \$337

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Listing information last updated on May 3rd, 2025 at 2:47am MDT