

# \$165,500 - 271 4823 104a Street, Edmonton

MLS® #E4450921

## \$165,500

1 Bedroom, 1.00 Bathroom, 642 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

SPACIOUS, OPEN CONCEPT 1 bedroom 1 full bath in the heart of Empire Park community. The open floor plan and AMAZING 9' CEILING gives an immediate warm, welcoming feeling as you walk in. The morning Sun shines thru the HUGE east facing windows. You'll enjoy the AC on a hot August day and be able to cook a wonderful BBQ'd meal on the balcony while in complete shade. There is a storage cage at the front of your underground parking stall. Likely the best stall of them all. No other vehicle is able to park near your vehicle on either side. In addition, there is an electric plug in the stall to allow for an easy and quick vacuuming of your vehicle. LOCATION LOCATION LOCATION - Southview Court is a wonderful condominium complex surrounded by all the amenities you need. Including, across the street to the west is the Italian Centre and Superstore is across the street to the east. Shopping and restaurants everywhere. The original owner has just moved out and has taken good care of this condo.

Built in 2005

## Essential Information

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Price \$165,500



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	642
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	271 4823 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0R5

### Amenities

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$148

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