

## \$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      9

Zoning                 Zone 15

Condo Fee             \$337

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