

## \$225,000 - 365 4823 104a Street, Edmonton

MLS® #E4454698

**\$225,000**

2 Bedroom, 1.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

### LOCATION, LIFESTYLE & A LOT OF LIGHT!

This bright and stylish 2-bedroom condo offers the perfect blend of comfort and convenience in a highly desirable building with an **AMAZING SOUTH EDMONTON LOCATION**. Third floor, northwest-facing view provides incredible light and a private balcony with gas BBQ hook-up and a glimpse of downtown. **SOARING 9'+ CEILINGS**, expansive windows that create an open, airy feel with tons of natural light and a modern kitchen equipped with stainless steel appliances, built-in oven, sleek cooktop, and eating bar, flowing seamlessly into the **SPACIOUS LIVING AND DINING AREAS**. The primary bedroom features a walk-in closet, and the home includes in-suite storage/utility room. **UNBEATABLE location**—just steps to Southgate Centre and the LRT, **QUICK ACCESS** to the Whitemud, Anthony Henday, University of Alberta, and Downtown. Titled heated underground parking with storage cage completes this move-in ready home. **IMMEDIATE POSSESSION AVAILABLE!** Some photos virtually staged.



Built in 2005

### Essential Information

MLS® # E4454698

Price \$225,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 365 4823 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground                                                                     |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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 | Fenced, Fruit Trees/Shrubs, Gated Community, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 53                |
| Zoning         | Zone 15           |
| Condo Fee      | \$343             |

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Listing information last updated on October 18th, 2025 at 7:17am MDT