

# \$399,900 - 4709 106 Street, Edmonton

MLS® #E4449276

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

Empire Park, Edmonton, AB

Freehold half duplex with two full kitchens in desirable Empire Park, just a short walk to Southgate Mall and the LRT, with quick access to Downtown, the University of Alberta, and Whitemud Drive. The main and upper levels feature 4 bedrooms, 2 full bathrooms, and a newly renovated kitchen with soft-close cabinets, new countertops, and a modern sink. Recent upgrades include new shingles (2024), mostly new windows, new flooring throughout, and energy-efficient LED lighting. The basement offers a 2-bedroom suite with a separate entrance, full kitchen, and 3-piece bath, providing excellent revenue potential. A detached oversized double garage and fenced yard complete this ideal home for investors or homeowners seeking a mortgage helper

Built in 1964

## Essential Information

MLS® #	E4449276
Price	\$399,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	4709 106 Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2S7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	3
Zoning	Zone 15

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