

## \$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

|        |           |
|--------|-----------|
| MLS® # | E4450921  |
| 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 | 11               |
| Zoning         | Zone 15          |
| Condo Fee      | \$259            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 2:18pm MDT