

## \$239,000 - 352 4827 104a Street, Edmonton

MLS® #E4456420

**\$239,000**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

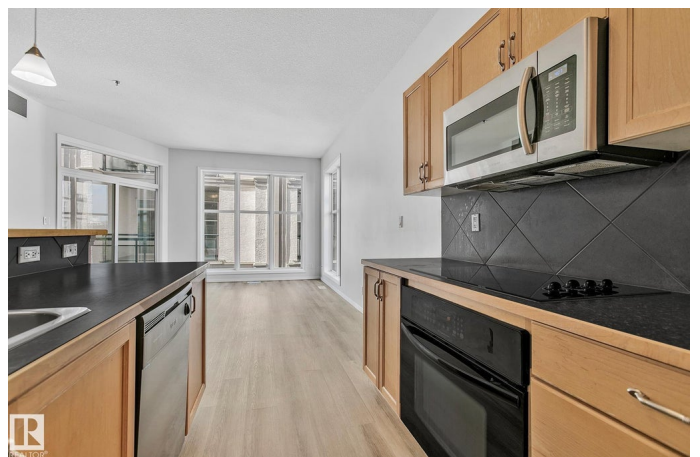
Empire Park, Edmonton, AB

Don't let this opportunity pass you by if you are an investor, 1st-time home owner or family! This meticulously-maintained 1,012 SqFt condo in the Southview Court building has 2 Bedrooms; 2 Bathrooms; Insuite Laundry & a Titled, Underground parking stall. NEW Upgrades include Vinyl Plank flooring throughout & fresh paint. With 9' ceilings & large windows, this condo has plenty of natural light & an open, spacious feel. The Kitchen boasts plenty of cabinets; a large island; Wall-I-Oven & Countertop Cooktop. On either side of the Kitchen, you have a Dining area & a large Living Rm - that leads you onto the covered balcony to enjoy the fresh air! The 2 Bedrooms include a large Primary Bedroom that boasts a Full Ensuite & a Walk-In Closet. Close to everything you need: shopping; schools; restaurants; parks; Whitemud Drive - you name it including just steps to the Italian Centre Shop! this turn-key, move-in ready home is waiting for you!

Built in 2005

### Essential Information

MLS® #	E4456420
Price	\$239,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	352 4827 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0K4

### **Amenities**

Amenities	Ceiling 9 ft., Parking-Visitor
Parking	Heated, Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                2  
Zoning                              Zone 15  
Condo Fee                        \$374

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