

## \$239,900 - 162 4823 104a Street, Edmonton

MLS® #E4420720

**\$239,900**

2 Bedroom, 2.00 Bathroom, 999 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Perfect unit for investors! The long-term Corporate tenant would like to stay!! Fabulous low-rise condo complex in the very central, walkable neighbourhood of Empire Park with your choice of grocery stores including the Italian Centre & Superstore, various fast-food shops, coffee shops, restaurants, professional services, & public transit. The condo is lovely with 9 ft ceilings, vinyl plank flooring and a sunny SW exposure. A full bank of floor to ceiling windows, dressed with drop-down/pull-up blinds, overlook a serene courtyard and flood the front rooms with so much light. Open floorplan with an alley kitchen, raised eating bar, countertop stove and built-in convection oven. Two bedrooms, two full baths and ensuite laundry (washer a couple of months old). One underground titled parking stall with a storage cage in front. And no need to worry when family and friends come to visit - there's an abundance of visitor parking out front!! Small pets allowed with board approval. A great place to call home!

Built in 2005

### Essential Information

MLS® # E4420720

Price \$239,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 999                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 162 4823 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop 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 | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 7th, 2025  
Days on Market                84  
Zoning                              Zone 15  
Condo Fee                        \$366

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