

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

MLS® #E4454698

\$225,000

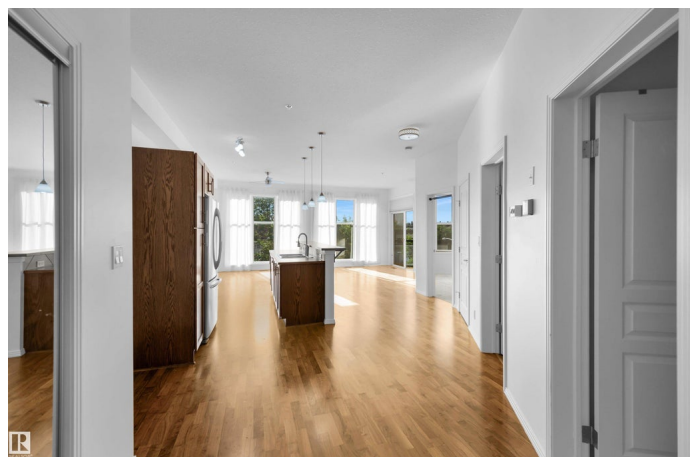
2 Bedroom, 1.00 Bathroom, 932 sqft

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 |
| Zoning | Zone 15 |
| Condo Fee | \$343 |

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Listing information last updated on August 26th, 2025 at 4:02pm MDT