

## \$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 56

Zoning Zone 15

Condo Fee \$366

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