

## \$227,000 - 403 4835 104a Street, Edmonton

MLS® #E4453182

**\$227,000**

2 Bedroom, 1.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Gorgeous, contemporary 2 bedroom condo in desirable location with great access to all amenities! Bright and spacious 4th floor location with 9' ceilings, open layout and floor to ceiling windows. Brand new stainless kitchen appliances and updated countertops with new undermount sink. Large balcony with gas BBQ hookup, in suite laundry and heated, underground (titled) parking with storage. Very close to major arteries (Calgary Trail, Whitemud Fwy), shopping (Superstore and Italian Centre across the street and Southgate mall a few blocks away). Public Transportation, schools, U of A, YEG

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453182               |
| Price          | \$227,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 860                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 4835 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Deck, Intercom, Parking-Visitor, Security Door, Storage Cage |
| Parking Spaces | 1                                                            |
| Parking        | Heated, Parkade, Underground                                 |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| # of Stories | 5                                                                                                              |
| Stories      | 1                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | None, No Basement                                                                                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Tar & Gravel                           |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 78                |
| Zoning         | Zone 15           |
| Condo Fee      | \$313             |

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Listing information last updated on October 31st, 2025 at 7:17am MDT