

## \$239,900 - 102 4835 104a Street, Edmonton

MLS® #E4449154

**\$239,900**

2 Bedroom, 1.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

**JUST LIKE NEW AT SOUTHVIEW COURT!**  
Immaculate 2 bed + 1 bath, main floor, condo in the desirable Empire Park community! Features include: 9 ft ceilings, modern kitchen with Quartz countertops, newer appliances, breakfast bar, generous dining area and in-suite laundry. The bright living room with large windows opens onto the north facing, private patio overlooking a green space. Upgrades include: brand new laminate flooring, renovated bathroom and fresh paint throughout. **RARE FIND! THREE UNDERGROUND PARKING STALLS**, one single and one tandem with two storage cages! Parking stalls can be rented to help pay your condo fees! Building amenities include elevators and visitor parking. Walking distance to Italian Shopping Centre, Superstore and tons of other amenities. Quick access to U of A, Southgate Mall, ETS, LRT and major routes. **MOVE IN READY!**

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449154  |
| Price      | \$239,900 |
| 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     | 102 4835 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Intercom, Parking-Extra, Parking-Visitor, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows |
| Parking Spaces | 3                                                                                                                  |
| Parking        | Heated, Stall, Tandem, 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, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                   |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 105             |
| Zoning         | Zone 15         |
| Condo Fee      | \$412           |

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Listing information last updated on November 4th, 2025 at 9:47pm MST