

## \$234,000 - 352 4827 104a Street, Edmonton

MLS® #E4456420

### \$234,000

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

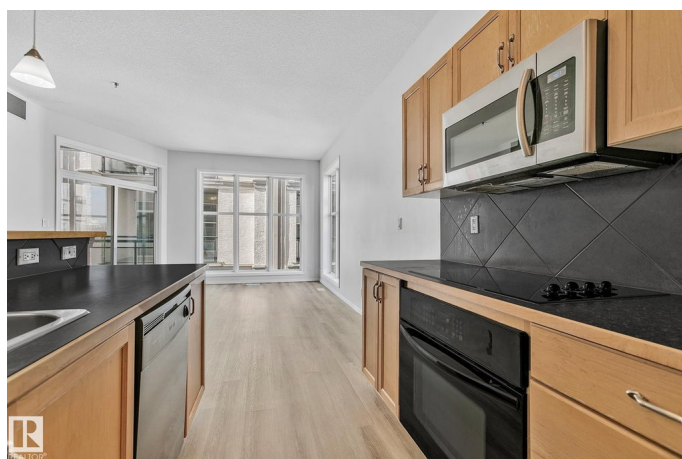
Don't let this opportunity pass you by if you are an investor, 1st-time home owner or family!

This meticulously-maintained 1,012 SqFt condo in the Southview Court building has 2 Bedrooms; 2 Bathrooms; Insuite Laundry & a Titled, Underground parking stall. NEW Upgrades include Vinyl Plank flooring throughout & fresh paint. With 9' ceilings & large windows, this condo has plenty of natural light & an open, spacious feel. The Kitchen boasts plenty of cabinets; a large island; Wall-I-Oven & Countertop Cooktop. On either side of the Kitchen, you have a Dining area & a large Living Rm - that leads you onto the covered balcony to enjoy the fresh air! The 2 Bedrooms include a large Primary Bedroom that boasts a Full Ensuite & a Walk-In Closet. Close to everything you need: shopping; schools; restaurants; parks; Whitemud Drive - you name it including just steps to the Italian Centre Shop! this turn-key, move-in ready home is waiting for you!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456420  |
| Price     | \$234,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 352 4827 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0K4              |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor |
| Parking   | Heated, Parkade                |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| # of Stories      | 5                                                                                                                                                      |
| Stories           | 1                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                      |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                              |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                              |
| Construction      | Wood, Stucco                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                61  
Zoning                              Zone 15  
Condo Fee                        \$374

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