

Courtesy Of Mike Brown Of Royal LePage Noralta Real Estate

\$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**.

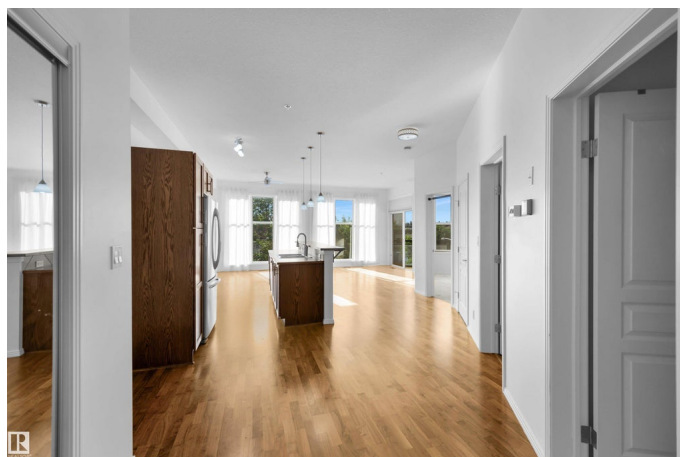
Third floor, northwest-facing view provides incredible light and a private balcony with gas BBQ hook-up and a glimpse of downtown.

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
Days on Market	36
Zoning	Zone 15
Condo Fee	\$343

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 1st, 2025 at 3:03pm MDT