

## \$227,900 - 100 4835 104a Street, Edmonton

MLS® #E4465097

**\$227,900**

2 Bedroom, 2.00 Bathroom, 933 sqft

Condo / Townhouse on 0.00 Acres

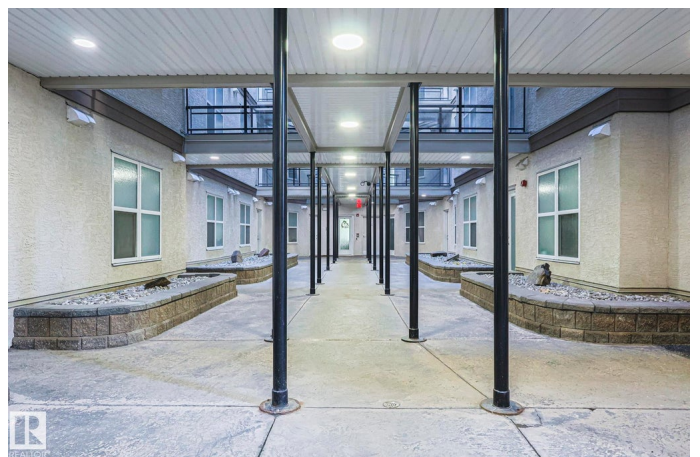
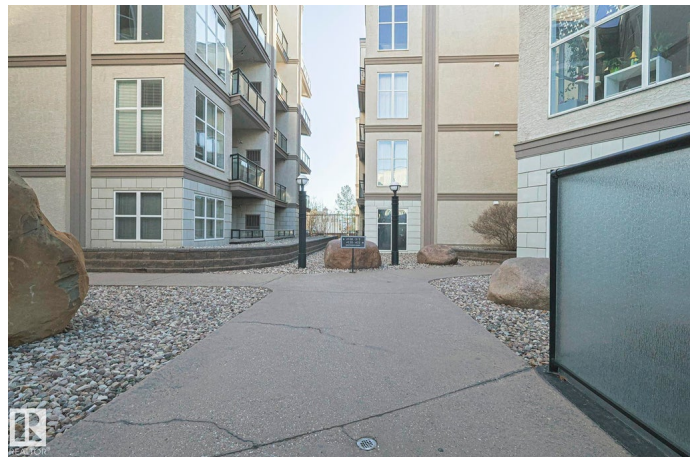
Empire Park, Edmonton, AB

This spacious condo is located in the desired complex of SOUTHVIEW COURT in the community of EMPIRE PARK. Entering this unit, you come to an OPEN CONCEPT layout with a large living room, dining area and an ideal kitchen with a BREAKFAST ISLAND featuring all your essential appliances. This unit comes with large windows exhibiting plenty of NATURAL LIGHT, vinyl plank throughout and a large dedicated BALCONY for your summer enjoyment. The spacious large bedroom features an ENSUITE full bathroom. There is another bedroom and full bathroom. Enjoy the convenience of in-suite laundry and your own dedicated TITLED underground parking stall with an allocated STORAGE CAGE. This amazing location features many amenities including grocery stores, shopping, restaurants, schools, public transportation and easy access to major roadways like Gateway Blvd, Calgary Trail, and Whitmud.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465097  |
| Price     | \$227,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 933                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 4835 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Intercom, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking   | Underground                                                            |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, 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 | Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                           |
| Construction      | Wood, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$379              |

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 November 20th, 2025 at 8:17am MST