

## \$215,000 - 202 4835 104a Street, Edmonton

MLS® #E4426538

**\$215,000**

2 Bedroom, 1.00 Bathroom, 858 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Welcome to Southview Court, where convenience meets comfort in this bright and spacious 2-bedroom, 1-bath unit. Featuring 9-foot ceilings and floor-to-ceiling windows, the open-concept layout is perfect for both relaxing and entertaining. The north-facing balcony offers a quiet retreat – ideal for your morning coffee or evening BBQ with the built-in gas line. Enjoy the ease of in-suite laundry and one titled underground parking stall for added convenience. Located in the heart of south-central Edmonton, you're steps from Superstore, Italian Centre, Southgate Mall, restaurants, cafes, and public transit, with quick access to the LRT, U of A, downtown, Calgary Trail, and Whitemud Drive. A great opportunity for first-time buyers, students, or investors – urban living at its best!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426538  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 858       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 4835 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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 Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | McKee School     |
| Middle     | Allendale School |

High Harry Ainlay School

**Additional Information**

Date Listed March 20th, 2025  
Days on Market 57  
Zoning Zone 15  
Condo Fee \$320

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