

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

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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 19

Zoning Zone 15

Condo Fee \$320

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Listing information last updated on April 8th, 2025 at 4:17pm MDT