

\$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 44
Zoning Zone 15
Condo Fee \$320

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