

## \$249,999 - 231 4831 104a Street, Edmonton

MLS® #E4446128

**\$249,999**

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Move-in ready and freshly updated! This bright and stylish 2-bedroom, 2-bath condo in Empire Park offers easy living with brand new luxury vinyl plank flooring and a fresh coat of paint.

Located just steps from a variety of amenities, you'll love the unbeatable convenience of this walkable neighbourhood. The home includes titled tandem underground parking, perfect for keeping both your vehicles safe and warm year-round. Inside, enjoy an open-concept layout with large windows that bring in plenty of natural light. What's nearby? Walk to local favourites like Italian Centre South and Southgate Mall for shopping, groceries, and great eats. Commuting is a breeze with easy access to the Southgate LRT Station, Calgary Trail, and major transit routes. Whether you're a first-time buyer, downsizer, or investor, this well-maintained unit is the perfect blend of comfort, style, and location.

Built in 2005

### Essential Information

MLS® #	E4446128
Price	\$249,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009



Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	231 4831 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0R5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Insulated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Inductn, TV Wall Mount
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Shopping Nearby, Partially Fenced
Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$420

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