

\$399,900 - 4709 106 Street, Edmonton

MLS® #E4449276

\$399,900

6 Bedroom, 3.00 Bathroom, 1,323 sqft
Single Family on 0.00 Acres

Empire Park, Edmonton, AB

Freehold half duplex with two full kitchens in desirable Empire Park, just a short walk to Southgate Mall and the LRT, with quick access to Downtown, the University of Alberta, and Whitemud Drive. The main and upper levels feature 4 bedrooms, 2 full bathrooms, and a newly renovated kitchen with soft-close cabinets, new countertops, and a modern sink. Recent upgrades include new shingles (2024), mostly new windows, new flooring throughout, and energy-efficient LED lighting. The basement offers a 2-bedroom suite with a separate entrance, full kitchen, and 3-piece bath, providing excellent revenue potential. A detached oversized double garage and fenced yard complete this ideal home for investors or homeowners seeking a mortgage helper

Built in 1964

Essential Information

MLS® #	E4449276
Price	\$399,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,323
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4709 106 Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2S7

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	3
Zoning	Zone 15

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Listing information last updated on July 26th, 2025 at 12:47pm MDT