

# \$279,000 - 449 4827 104a Street, Edmonton

MLS® #E4463021

**\$279,000**

2 Bedroom, 2.00 Bathroom, 1,285 sqft  
Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Bright and inviting 2-bedroom, 2-bathroom home offering the largest and most sought-after floor plan in the building. This south-facing unit is flooded with natural light through expansive windows and features a private balcony with a natural gas BBQ hookup, perfect for relaxing or entertaining. Inside, enjoy low maintenance laminate flooring, maple cabinetry with granite countertops, stainless steel appliances, and a large island with breakfast bar – ideal for casual dining or hosting guests. The primary suite includes a 3-piece ensuite and a spacious walk-in closet for your comfort. Additional highlights include in-suite laundry, secure underground parking, and an unbeatable location close to shopping, restaurants, and public transit.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463021  |
| Price          | \$279,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,285     |
| Acres          | 0.00      |
| Year Built     | 2005      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 449 4827 104a Street |
| Area        | Edmonton             |
| Subdivision | Empire Park          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 0R5              |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                                                                       |
| Parking        | Underground                                                                                                                             |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | See Remarks                                                                                 |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 21st, 2025 |
|-------------|--------------------|

Days on Market 3  
Zoning Zone 15  
Condo Fee \$458

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Listing information last updated on October 24th, 2025 at 7:17pm MDT