



**Edmonton** **Empire Park** **LP:** **\$239,900**  
 #162 4823 104A ST NW T6H 0R5 **SP:**

**Listing ID #** E4474081 **ACTIVE**  
**Building Type** Lowrise Apartment  
**Style** Single Level Apartment **Sold Date**  
**Year Built** 2005 **Bedrooms Above** 2  
**Full Baths** 2 **Bedrooms Total** 2  
**Half Baths** 0 **Basement** None  
**Total Baths** 2.0 **Basement Dev** No Basement  
**Tot Flr AG SqFt** 999.01 **Tot Flr AG SqM** 92.81

[URL-Virtual Tour](#) [URL-Brochure](#)

Perfect for investors! The long-term Corporate tenant would like to stay!! Fabulous low-rise condo complex in the very central, walkable neighbourhood of Empire Park with your choice of grocery stores including the Italian Centre & Superstore, various fast-food shops, coffee shops, restaurants, professional services, & public transit. The condo is lovely with 9 ft ceilings, vinyl plank flooring and a sunny SW exposure. A full bank of floor to ceiling windows, dressed with drop-down/pull-up blinds, overlook a serene courtyard and floods the front rooms with so much light. Open floorplan with an alley kitchen, raised eating bar, countertop stove and built-in convection oven. Two bedrooms, two full baths and ensuite laundry (washer a couple of months old). One underground tiled parking stall with a storage cage in front. Lots of visitor parking out front. Small pets allowed with board approval. A great place to call home!

**Directions**

| Living Room   | 6.10x4.39 | M | Bedroom 3 | Bath# | #pcs | Lvl | Ens | Level      | SqM   | SF     |
|---------------|-----------|---|-----------|-------|------|-----|-----|------------|-------|--------|
| Dining Room   | 3.29x2.92 | M | Bedroom 4 | 1     | 3    | M   | Yes | Main       |       |        |
| Kitchen       | 3.31x2.44 | M |           | 2     | 4    | M   | No  | Upper      |       |        |
| Family Room   |           |   |           | 3     |      |     |     | Above Grd  | 92.81 | 999.01 |
| Den           |           |   |           | 4     |      |     |     | Lower      |       |        |
| Bonus Room    |           |   |           | 5     |      |     |     | Below Grd  |       |        |
| Primary Bedrm | 4.19x3.74 | M |           | 6     |      |     |     | Tot Flr AG | 92.81 | 999.01 |
| Bedroom 2     | 3.38x3.04 | M |           | 7     |      |     |     | # Finished | 1     |        |

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Stucco  
**Flooring** Linoleum, Vinyl Plank  
**Features** Ceiling 9 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor

**Construction** Wood Frame  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** East  
**Lot Size SqM** 56.47 **F x D (m)** x  
**Zoning**  
**Tax Amount** \$2,022.74 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

**Goods Incl** Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Landscaped, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Heated, Underground

**Road Access** Paved

**Park Encl/Tot** 1 / 1 **Garage Dim**

|                     |   |                         |        |                 |     |
|---------------------|---|-------------------------|--------|-----------------|-----|
| <b>Condo Name</b>   | Southview Court   | <b>Floor Location</b>   | Ground | <b>Floor#</b>   | 4   |
| <b>Condo Fee</b>    | \$395.35  | <b>#Floors in Build</b> | 4      | <b>Elevator</b> | Yes |
| <b>Fee Includes</b> | Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution | <b>Balcony/Terrace</b>  | Yes    | <b>Min Age</b>  |     |
|                     |   | <b>Titled Storage</b>   | No     |                 |     |
|                     |   | <b>Parking Type</b>     | Titled |                 |     |
|                     |   | <b>Unit Exposure</b>    | SW     |                 |     |