

**Edmonton**

#162 4823 104A ST NW

Empire Park

T6H 0R5

LP:**SP:****\$225,000****Listing ID #** E4499098**Building Type** Lowrise Apartment**Style** Single Level Apartment**Year Built** 2005**Full Baths** 2**Half Baths** 0**Total Baths** 2.0**Tot Flr AG SqFt** 999.01**Sold Date****Bedrooms Above** 2**Bedrooms Total** 2**Basement** None**Basement Dev** No Basement**Tot Flr AG SqM** 92.81**ACTIVE****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		
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
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM
Zoning
Tax Amount \$2,022.74 / 2025
Conform Type
Conform Year
Goods Excl

Permit By Seller
Permit
Permit
Front Exposure East
F x D (m) x

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

Warranty**Fireplace****FP Fuel****FP Type****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls**

Site Features Landscaped, Schools, Shopping Nearby

Parking Heated, Underground

Road Access Paved

Park Encl/Tot 1 / 1

Garage Dim

Condo Name Southview Court
Condo Fee \$395.35 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution

Floor Location Ground
#Floors in Build 4
Balcony/Terrace Yes
Titled Storage No
Parking Type Titled
Unit Exposure SW

Floor# 4
Elevator Yes
Min Age