



Edmonton

#162 4823 104A ST NW

Empire Park

T6H 0R5

LP:

SP:

\$225,000



ACTIVE

Listing ID # E4513492
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

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 Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure East
Lot Size SqM F x D (m) x
Zoning

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

Goods Excl

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**

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

Floor Location Ground **Floor#** 1
#Floors in Build 4 **Elevator** Yes
Balcony/Terrace Yes **Min Age**
Titled Storage
Parking Type Titled
Unit Exposure SW