

# \$295,900 - 223 4831 104a Street, Edmonton

MLS® #E4445298

**\$295,900**

2 Bedroom, 2.00 Bathroom, 1,281 sqft  
Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Welcome to Southview Court! This bright and spacious 2-bedroom, 2-bathroom corner unit offers nearly 1,300 sq ft of comfortable living space, with desirable east-facing exposure that fills the bedrooms, living room, and large balcony with natural sunlight throughout the day. With 9+ foot ceilings and floor-to-ceiling windows, the open-concept layout is perfect for both relaxing and entertaining. Enjoy cooking and dining in the open kitchen and on the sunny balcony. The unit also features in-suite laundry, two tandem underground heated parking stalls, and a secure storage area. Just steps away from Superstore, the Italian Centre, restaurants, cafes, and public transit. Thereâ€™s also quick access to the LRT, University of Alberta, Southgate Mall, downtown, Calgary Trail, and Whitemud Drive. The building also offers plenty of visitor parking and a secure, well-maintained environment.

Built in 2005

## Essential Information

MLS® #	E4445298
Price	\$295,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,281
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	223 4831 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0R5

### **Amenities**

Amenities	Ceiling 10 ft., Ceiling 9 ft., Intercom, Parking-Visitor, Security Door, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Double Indoor, Heated, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$504

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