

# \$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	16
Zoning	Zone 15
Condo Fee	\$504

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