

\$215,000 - 202 4835 104a Street, Edmonton

MLS® #E4426538

\$215,000

2 Bedroom, 1.00 Bathroom, 858 sqft
Condo / Townhouse on 0.00 Acres

Empire Park, Edmonton, AB

Welcome to Southview Court, where convenience meets comfort in this bright and spacious 2-bedroom, 1-bath unit. Featuring 9-foot ceilings and floor-to-ceiling windows, the open-concept layout is perfect for both relaxing and entertaining. The north-facing balcony offers a quiet retreat – ideal for your morning coffee or evening BBQ with the built-in gas line. Enjoy the ease of in-suite laundry and one titled underground parking stall for added convenience. Located in the heart of south-central Edmonton, you're steps from Superstore, Italian Centre, Southgate Mall, restaurants, cafes, and public transit, with quick access to the LRT, U of A, downtown, Calgary Trail, and Whitemud Drive. A great opportunity for first-time buyers, students, or investors – urban living at its best!

Built in 2005

Essential Information

MLS® #	E4426538
Price	\$215,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.00
Year Built	2005



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 4835 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0R5

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	McKee School
Middle	Allendale School

High Harry Ainlay School

Additional Information

Date Listed March 20th, 2025

Days on Market 88

Zoning Zone 15

Condo Fee \$320

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:17pm MDT