

Courtesy Of Christopher Mazurak Of 2% Realty Pro

## **\$142,000 - # 161 4823 104a Street Nw, Edmonton**

MLS® #E4241701

### **\$142,000**

1 Bedroom, 1.00 Bathroom, 630 sqft  
Condo / Townhouse on 0.01 Acres

Empire Park, Edmonton, AB

Perfectly located minutes from University of Alberta, University Hospital, Major shopping, Great restaurants, Whitemud Freeway and QEII Highway. This one bedroom FULLY FURNISHED condo offers a perfect opportunity for first time buyer's, professional singles or students. This floor plan is designed with an open concept and has beautiful dark laminate flooring. Spacious entrance, large mirror door closet into the Living, Dining and Kitchen areas which are open and bright and feature Hunter Douglas blinds! The kitchen is well planned and has light wood cabinetry, black appliances including Ceramic Glass Cooktop, Built in Oven, Microwave Hood-Fan, Built-in Dishwasher and Stackable washer and Dryer. Tasteful tile backsplash and raised eating bar add to the kitchen. Main 4 piece bath has linen closet and large counter. Bedroom is a good size with mirror door shelved closet. One underground secured parking stall completes this perfect package. Seller willing to offer 2nd mortgage to help with down payment.

Built in 2005

### **Essential Information**

MLS® # E4241701

Price \$142,000



|                      |                        |
|----------------------|------------------------|
| Bedrooms             | 1                      |
| Bedrooms Above Grade | 1                      |
| Bathrooms            | 1.00                   |
| Full Baths           | 1                      |
| Square Footage       | 630                    |
| Acres                | 0.01                   |
| Year Built           | 2005                   |
| Type                 | Condo / Townhouse      |
| Sub-Type             | Lowrise Apartment      |
| Style                | Single Level Apartment |
| Status               | ACTIVE                 |

### **Community Information**

|           |                           |
|-----------|---------------------------|
| Address   | # 161 4823 104a Street Nw |
| Area      | Edmonton                  |
| Community | Empire Park               |
| Condo     | Southview Court           |
| City      | Edmonton                  |
| County    | ALBERTA                   |
| State     | AB                        |
| Zip Code  | T6H 0R5                   |

### **Amenities**

|          |                                                                                                                            |
|----------|----------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking |
| Parking  | Underground                                                                                                                |

### **Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior          | Carpet, Engineered Wood                                                                                                 |
| Interior Features | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Stacked Washer/Dryer, Furniture Included |
| Heating           | Forced Air-1                                                                                                            |
| # of Stories      | 1                                                                                                                       |
| Basement          | No Basement, None                                                                                                       |

### **Exterior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Stucco                                                                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Golf Nearby, Public Swimming Pool |

|              |              |
|--------------|--------------|
| Roof         | Tar & Gravel |
| Construction | Wood Frame   |
| Foundation   | Concrete     |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2021 |
| Condo Fee   | \$353            |

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 26th, 2021 at 6:01pm CDT