

## \$295,000 - 4806 104a Street, Edmonton

MLS® #E4423877

**\$295,000**

2 Bedroom, 2.50 Bathroom, 1,294 sqft  
Condo / Townhouse on 0.00 Acres

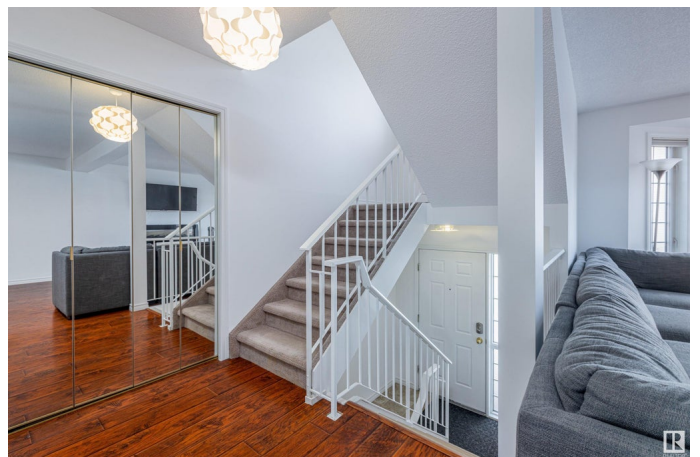
Empire Park, Edmonton, AB

Brass III at Southgate! Rare find! This beautiful 2 story style townhome boasts a distinctive blend of Victorian charm & contemporary architecture. Phenomenal location: Walking distance to Southgate Mall, LRT, restaurants, Italian Centre, Medical Centre, Superstore and much more –“ Owing a car is an option! Recently upgraded with new paint, stainless appliances and a jetted tub. Furnace & hot water tank 9 yrs old. This modern home boasts a large living/dining room with bay windows. Country style kitchen , a convenient eating nook is situated off the kitchen with patio door leading to a large deck & south facing backyard. Upstairs features TWO master bedrooms and each with a walk-in closet and ensuite. Cool in the summer with AIR CONDITIONING, and a heated insulated Tandem attached garage parking for convenience.

Built in 1993

### Essential Information

MLS® #	E4423877
Price	\$295,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,294
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4806 104a Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5Z1

### **Amenities**

Amenities	Air Conditioner, Deck, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	3
Parking	Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, No Through Road, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Mckee School
Middle	Allendale School
High	Hairy Ainlay School

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	10
Zoning	Zone 15
Condo Fee	\$530

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Listing information last updated on March 14th, 2025 at 5:17pm MDT