

**\$268,000 - 223 4831 104a Street, Edmonton**

MLS® #E4456740

**\$268,000**

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

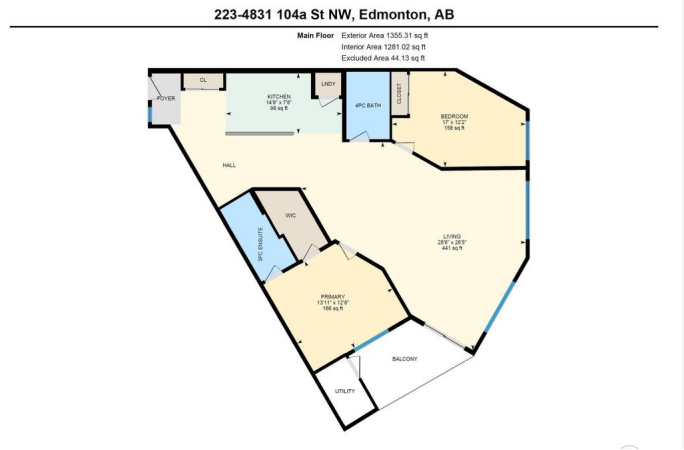
Empire Park, Edmonton, AB

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. There'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® #     | E4456740  |
| Price      | \$268,000 |
| 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    | September 8th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$504               |

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 October 20th, 2025 at 11:47am MDT