

## \$165,900 - N/A, Edmonton

MLS® #E4433677

### \$165,900

1 Bedroom, 1.00 Bathroom, 633 sqft

Condo / Townhouse on 0.00 Acres

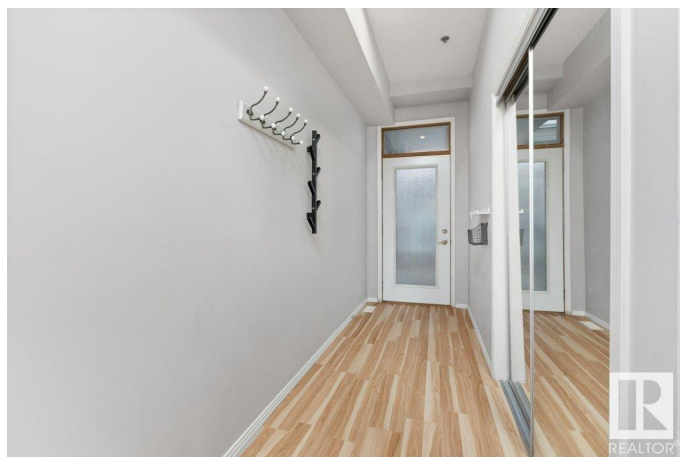
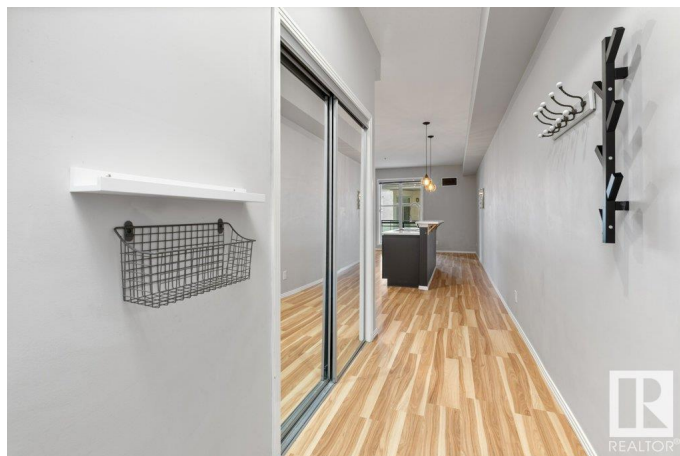
Empire Park, Edmonton, AB

This perfect gem is packed with character and stylish personal upgrades that make it truly feel like home. From the moment you step inside, you'll be greeted by 9 ft ceilings, an open and airy layout, and a thoughtfully designed space that balances comfort and convenience. The large balcony offers a great outdoor retreat, ideal for morning coffee or unwinding at sunset. The in suite laundry adds to the convenience along with being located in an unbeatable spot, just steps from Southgate Mall, across from the Italian Centre, and a quick commute to the University of Alberta, you'll be close to shopping, dining, transit, and everything you need. Whether you're a student, first time buyer, or an investor, this is an amazing opportunity to own in a sought-after area. Don't miss your chance to call this condo home!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433677  |
| Price          | \$165,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 633       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | N/A         |
| Area        | Edmonton    |
| Subdivision | Empire Park |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6H 0R5     |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Smoking Home, Parking-Visitor, Patio, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground                                                   |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| # of Stories | 4                                                                                                                             |
| Stories      | 1                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | None, No Basement                                                                                                             |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                             |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Wood, Stone, Stucco                             |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 101           |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$252   |

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 August 9th, 2025 at 10:17pm MDT