# \$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'II 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

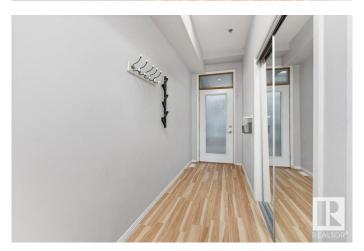
Full Baths 1

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 & amp; Gravel

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 54

Zoning Zone 15 Condo Fee \$252

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