



Edmonton **15 Empire Park** **LP:** \$239,900
 #329 4831 104a ST NW **SP:** M

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4218156
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	2005	Bdrms Total:	2
Full Baths:	2	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	1,068.87	Tot A.G. SqM:	99.30

Waiting for one of the brightest & most coveted floor plans in fantastically located Southview Court? This gorgeous unit with two bedrooms & two full baths has that desirable south exposure everyone wants & is move-in ready! Fresh new paint highlights the fabulous home where you'll find tons of space to entertain or just relax at days end. The kitchen features an amazing island with awesome eating bar. A huge living room graced by floor to ceiling windows allows a perfect setting for your friends or family to gather, and a sweet dining area completes the setting. The primary bedroom is large and sunny, and features a spacious 3-piece ensuite! A large second bedroom & 4-piece bathroom plus in-suite laundry complete your new home! There is also heated underground parking for your comfort and includes a storage cage. Other upgrades include a brand new hot water tank! This location provides easy access to Edmonton International Airport, Whitemud & the Anthony Henday as well as tons of shops & restaurants!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	99.30	1,068.87
Parking:	Heated, Parkade, Underground								
Garage Dim:				Prk Encl/Ttl:	/				

Living Room:	M	Primary Bedroom:	M
Dining Room:	M	Bedroom 2:	M
Kitchen:	M	Bedroom 3:	
Family Room:		Bedroom 4:	
Den:			
Bonus Room:			

Flooring:	Carpet, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Deck, Detectors Smoke, Intercom, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Site Influences:	Airport Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included:	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer	Restrictions:	Easement Reg. On Title, Pet Restrict/Board Approv, Restrictive Covenant-Bldg, Utility Right Of Way
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Goods Excluded:

Warranty:

Elem School:	Jr. High School:	Sr High School:
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Condo Name:	Southview Court	Condo Fee Incld:	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas
Condo Fee:	\$314.89	HOA Fee:	
Floor Location:	Other	Floor Number:	3
Balcony/Terrace:	Yes	Unit Exposure:	SE
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:
Frontage:		Depth:		
Conform:		Conform Yr:		
Taxes:	\$2,024.96 2019	Zoning:		
		Front Expos:	Southeast	
		Local Improve:		