

## **\$355,000 - 4725 106 Street, Edmonton**

---

MLS® #E4450086

**\$355,000**

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Empire Park, Edmonton, AB

GREAT LOCATION. NICE AFFORDABLE STARTER / REVENUE HOME! Spacious & practical floor plan w/ 2 bedrms + den (possible 3rd bedrm) on main floor, huge living room w/ large picture windows, family style kitchen w/ nice eating area. Spacious primary bedroom has mirror closet door & organizers. Finished basement features separate entrance, 2 large bedrooms, spacious rec room, full bath, second kitchen & large storage room. Other features include newer windows, roof shingles, furnace & hot water tank, laminated & ceramic tiled floor on main, huge fenced front yard, 3 cars rear gravel parking w/ back lane access & more. Located just a short walk to Southgate Centre, LRT transit station, and easy access to Calgary Trail major shopping & services areas, University, city centre, international airport & major roadways. Excellent value potential.



Built in 1965

### **Essential Information**

MLS® #	E4450086
Price	\$355,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027

Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4725 106 Street
Area	Edmonton
Subdivision	Empire Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2S7

### Amenities

Amenities	On Street Parking, Detectors Smoke
Parking Spaces	3
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 28th, 2025
-------------	-----------------

Days on Market 1

Zoning Zone 15

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 July 29th, 2025 at 2:18pm MDT