

## \$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 2

Zoning Zone 15

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Listing information last updated on July 30th, 2025 at 8:48am MDT