

# \$399,900 - 4709 106 Street, Edmonton

MLS® #E4449276

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

Empire Park, Edmonton, AB

Freehold half duplex with two full kitchens in desirable Empire Park, just a short walk to Southgate Mall and the LRT, with quick access to Downtown, the University of Alberta, and Whitemud Drive. The main and upper levels feature 4 bedrooms, 2 full bathrooms, and a newly renovated kitchen with soft-close cabinets, new countertops, and a modern sink. Recent upgrades include new shingles (2024), mostly new windows, new flooring throughout, and energy-efficient LED lighting. The basement offers 2-bedrooms with a separate entrance, full kitchen, and 3-piece bath, providing excellent revenue potential. A detached oversized double garage and fenced yard complete this ideal home.

Built in 1964

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449276      |
| Price          | \$399,900     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,323         |
| Acres          | 0.00          |
| Year Built     | 1964          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4709 106 Street |
| Area        | Edmonton        |
| Subdivision | Empire Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2S7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 3                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 15         |

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