

\$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 a 2-bedroom suite 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 for investors or homeowners seeking a mortgage helper

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 | 6 |
| Zoning | Zone 15 |

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