

## \$724,999 - 4725 105b Street, Edmonton

MLS® #E4440353

**\$724,999**

3 Bedroom, 2.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Empire Park, Edmonton, AB

This home showcases quality craftsmanship, attention to detail! Step into the Great Room providing tons of natural light, this home features 9'™ ceilings, vinyl plank flooring, stunning fixtures, and a breathtaking stone-tiled electric fireplace. The open-concept layout leads to a spacious dining area highlighted by a feature wall. The modern island kitchen impresses with rich cabinetry, quartz countertops, and high-end stainless steel appliances. The mudroom features built-in cabinetry, benches as well as stylish barn door and access to the composite deck and backyard. Up the elegant glass and wood staircase, you'll find two bedrooms with a Jack & Jill bathroom, upper floor laundry, and a serene primary suite with a walk-in closet and beautiful ensuite. Outside features a double detached garage, and a separate entrance to the basement, offering future development. This is the complete package" close to the University of Alberta and Southgate Transit. It's modern, functional, and move in ready!

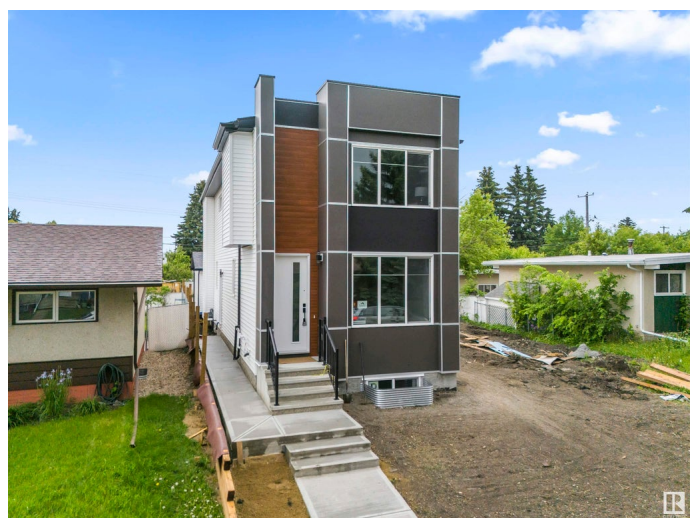
Built in 2024

### Essential Information

MLS® # E4440353

Price \$724,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,819                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4725 105b Street |
| Area        | Edmonton         |
| Subdivision | Empire Park      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 2R7          |

### Amenities

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

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplace         | Yes                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                               |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Metal, Vinyl, Hardie Board Siding |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby  |
| Roof              | Asphalt Shingles                        |

|              |                                         |
|--------------|-----------------------------------------|
| Construction | Wood, Metal, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Mckee School        |
| Middle     | Allendale School    |
| High       | Harry Ainlay School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT