

Courtesy Of Mona C LaHaie Of RE/MAX Elite

## **\$749,999 - 4725 105b Street, Edmonton**

MLS® #E4428025

**\$749,999**

3 Bedroom, 2.50 Bathroom, 1,809 sqft

Single Family on 0.00 Acres

Empire Park, Edmonton, AB

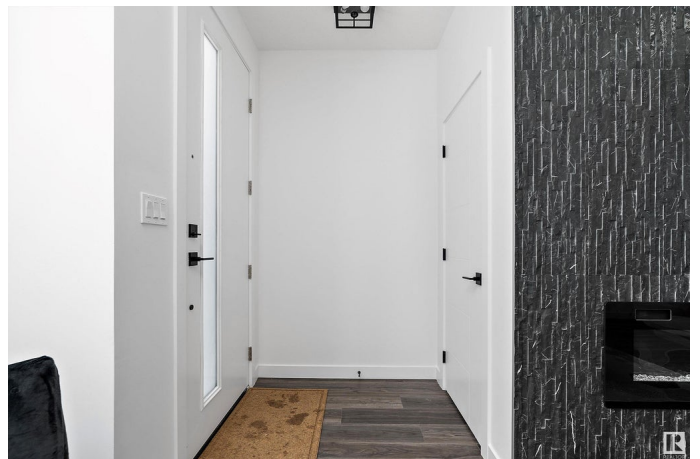
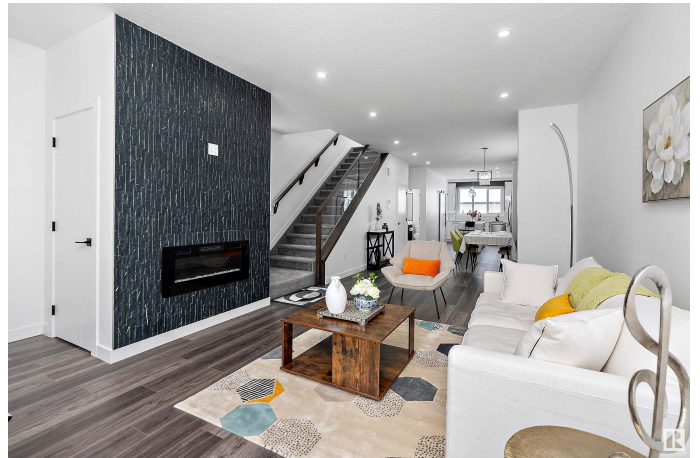
Fabulous BRAND NEW 1809 sq. ft. 2 story in EMPIRE PARK with a separate entrance to the basement & a double detached garage! Offering NEW HOME WARRANTY & built for the Seller by a local company which has over 20 years in the building industry with pride & attention to detail at every turn. From the foyer into the SUNLIT GREAT ROOM style living area with stone tile ELECTRIC FIREPLACE, 9' CEILINGS, TRIPLE PANED WINDOWS, VINYL PLANK FLOORING & CONTEMPORARY FIXTURES to the spacious dining room featuring a TRANSOM WINDOW set into a FEATURE WALL. The MODERN ISLAND KITCHEN features rich contrasting accents, HI END STAINLESS APPLIANCES & QUARTZ counters. A barn door provides access to the MUD ROOM with built in cabinetry & bench's plus it provides access to the COMPOSITE DECK & back yard. Up the GLASS & WOOD STAIRCASE to the upper floor offering 2 bedrooms with a JACK & JILL BATH, the laundry & the primary features a gorgeous SPA ENSUITE, walk in closet & feature wall. Yard will be done to final grade. AMAZING!

Built in 2024

### **Essential Information**

MLS® #

E4428025





|                |                        |
|----------------|------------------------|
| Price          | \$749,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,809                  |
| 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      | Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 4                                      |
| 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        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior



|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Vinyl, Hardie Board Siding                                       |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 7.62x35.60  |
| 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    | March 27th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 15          |

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Listing information last updated on May 7th, 2025 at 10:17pm MDT