

## \$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	13
Zoning	Zone 15

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