

## \$365,000 - 4911 106 Street, Edmonton

MLS® #E4454244

**\$365,000**

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Single Family on 0.00 Acres

Empire Park, Edmonton, AB

Fantastic Half Duplex with Separate Side Entrance! Located just steps from Southgate Mall and the LRT, this property is a perfect fit for first-time buyers or investors. The main floor showcases major updates including newer vinyl plank flooring, some updated windows and lighting, newer doors, and a fully renovated kitchen with solid surface counters, sleek cabinetry with plenty of storage, and newer appliances. A bright, spacious living room, three generous bedrooms, and a refreshed full bathroom complete the main level. The basement, with its own side entrance, offers great potential—featuring a partly finished second kitchen, large living room, bedroom, and 3-piece bathroom, ready for your finishing touches. Outside you'll find a newer concrete garage pad, updated side walkway, and newer fencing. Whether you're looking for a comfortable family home or a property with strong rental potential, this half duplex delivers excellent value in a highly desirable south-side location!

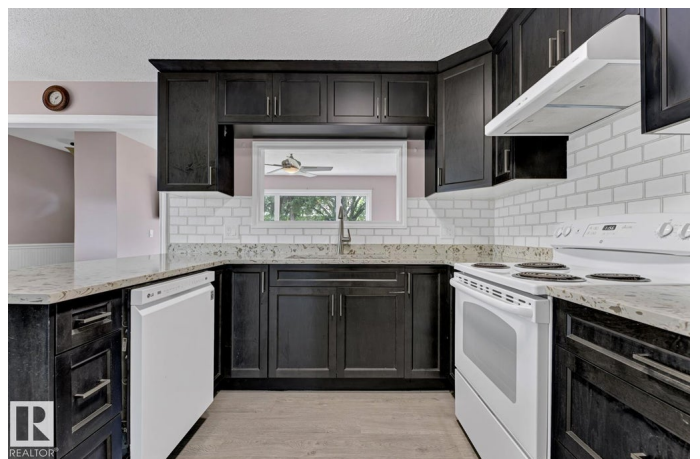
Built in 1964

### Essential Information

MLS® # E4454244

Price \$365,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,024         |
| Acres          | 0.00          |
| Year Built     | 1964          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4911 106 Street |
| Area        | Edmonton        |
| Subdivision | Empire Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2S8         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Vinyl Windows    |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Freezer, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

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

### Additional Information

Date Listed August 22nd, 2025

Days on Market 13

Zoning Zone 15

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Listing information last updated on September 4th, 2025 at 8:48am MDT