

\$145,000 - 13251 47 Street, Edmonton

MLS® #E4433522

\$145,000

3 Bedroom, 1.50 Bathroom, 1,064 sqft
Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

Investor Alert in Sifton Park! This townhome is a great opportunity for the savvy investor or renovator. The main floor has been stripped to the studs, offering a blank canvas to design your ideal layout—space for a corner kitchen, dining area, living room, and main floor bathroom. A side entrance leads to the unfinished basement, adding potential for future development. Upstairs features 3 bedrooms and a full bathroom. Enjoy a fully fenced, landscaped yard, just steps from the park. Unlock the potential in this well-located property!

Built in 1976

Essential Information

MLS® #	E4433522
Price	\$145,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,064
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status Active

Community Information

Address 13251 47 Street
Area Edmonton
Subdivision Sifton Park
City Edmonton
County ALBERTA
Province AB
Postal Code T5A 3L5

Amenities

Amenities Detectors Smoke, See Remarks
Parking Stall

Interior

Appliances See Remarks
Heating Forced Air-1, Natural Gas
Stories 1
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 30th, 2025
Days on Market 7
Zoning Zone 35
Condo Fee \$404

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 7th, 2025 at 8:32pm MDT