

# \$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 1  
Zoning Zone 35  
Condo Fee \$404

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Listing information last updated on May 1st, 2025 at 2:47pm MDT