

## \$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
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## 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	11
Zoning	Zone 35
Condo Fee	\$404

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Listing information last updated on May 11th, 2025 at 12:32pm MDT