

\$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 | 2 |
| Zoning | Zone 35 |
| Condo Fee | \$404 |

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Listing information last updated on May 2nd, 2025 at 10:17am MDT