

## \$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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