

## \$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 9:18am MDT