

\$145,000 - 13251 47 Street, Edmonton

MLS® #E4448493

\$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! **Home is Sold as is where is at the time of possession. No warranties or representations**

Built in 1976

Essential Information

MLS® #	E4448493
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	July 18th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$404

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Listing information last updated on July 20th, 2025 at 5:02pm MDT