

## \$184,900 - 13341 47 Street, Edmonton

MLS® #E4451882

**\$184,900**

3 Bedroom, 1.50 Bathroom, 1,216 sqft

Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

Opportunity is knocking! This is a great floorplan on a townhouse, with 3 bedrooms and a undeveloped basement with lots of potential. The location is fantastic, backing onto the beautiful Sifton Park; ideal for kids to play or dogs to romp. Walk to Sifton Elementary School without even crossing a road! There's also ample guest parking right beside the townhouse. That's a benefit of being an end unit; only 1 neighbour and a lot more light and windows! Inside this condo screams opportunity! It can use a good renovation, and the price sure reflects it. This is a condo worth renovating! Lots of natural light and open spaces will help to make your personal touches shine. Opportunity is knocking, all you have to do is answer the door.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451882  |
| Price          | \$184,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,216     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13341 47 Street |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 1L8         |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Deck, Parking-Plug-Ins, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 1                                                             |
| Parking        | Stall                                                         |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                        |

### School Information

|            |               |
|------------|---------------|
| Elementary | Sifton School |
|------------|---------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 35          |
| Condo Fee      | \$547            |

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Listing information last updated on August 15th, 2025 at 2:02am MDT