

## \$249,900 - 13243 47 Street, Edmonton

MLS® #E4451524

**\$249,900**

4 Bedroom, 1.50 Bathroom, 1,242 sqft

Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

RARE FIND! Fully Renovated inside and out, 4-Bed Townhome ! This beautifully updated home is perfect for young families or downsizers seeking a turnkey, low-maintenance lifestyle. Featuring 4 spacious bedrooms, 1.5 stylishly renovated bathrooms, and a bright, open main floor with brand-new commercial-grade LVP flooring. Enjoy a modern white kitchen with quartz countertops, stainless steel appliances, and a chic subway tile backsplash. Upstairs boasts new carpeting and a sleek 3-pc bathroom and FOUR bedrooms, yes that's right FOUR!! The fully finished basement offers extra living space for everyone. Located across from Kennedale Ravine with access to off-leash trails, and walking distance to transit, Costco, Superstore, Walmart, and many dining options. This pet-friendly complex has it all—don't miss out!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451524  |
| Price      | \$249,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,242             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13243 47 Street |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3L5         |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                              |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| Stories      | 3                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### School Information

Elementary                    Sifton Park Elementary

**Additional Information**

Date Listed                    August 6th, 2025  
Days on Market            18  
Zoning                         Zone 35  
Condo Fee                    \$452

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