

\$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 7
Zoning Zone 35
Condo Fee \$452

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