

\$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	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	26
Zoning	Zone 35
Condo Fee	\$547

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 5:32pm MDT