

## \$270,000 - 2403 47 Street, Edmonton

MLS® #E4455123

**\$270,000**

3 Bedroom, 1.00 Bathroom, 992 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Excellent opportunity for re-development in South Edmonton! This lot is 3691 sqft (30' wide x 125' deep) with back alley access and a paved driveway. Current structures on the property include a 4 level split detached home and double detached garage. The property is being sold through the courts in "as-is" condition and only unconditional offers may be submitted.

Built in 1987

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455123               |
| Price          | \$270,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 992                    |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|         |                |
|---------|----------------|
| Address | 2403 47 Street |
| Area    | Edmonton       |



|             |          |
|-------------|----------|
| Subdivision | Weinlos  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6L 4P6  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 29           |

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Listing information last updated on September 3rd, 2025 at 11:17am MDT