

## \$249,900 - 13253 47 Street, Edmonton

MLS® #E4459883

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome to Sifton Park Ravine! This fully renovated 3-bedroom, 1.5-bath townhouse is move-in ready and beautifully updated throughout. The main floor features a combination of designer vinyl plank flooring and hardwood floors, a fully renovated kitchen with stainless steel appliances, an abundance of sleek cabinetry and generous counter space. A spacious dining area, bright living room, and an updated 2-piece bath. Upstairs offers three comfortable bedrooms with carpet, and a bright, newly renovated 4-piece bathroom featuring vinyl plank flooring and a stylish tile surround shower with updated light fixtures and modern finishes throughout. The finished basement includes a cozy family room with carpet, den/storage space and a laundry/utility room with a new washer/dryer, newer hot water tank and new furnace. Enjoy two private patio areas in a low-maintenance yard with new vinyl fence, perfect for relaxing and entertaining. Located close to walking trails, schools, LRT, restaurants, shopping and more!

Built in 1976

### Essential Information

MLS® # E4459883

Price \$249,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13253 47 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L5

### Amenities

Amenities	Detectors Smoke, Parking-Extra, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Sifton School
Middle	John D. Bracco School
High	Cardinal Collins High

### Additional Information

Date Listed	September 27th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$426

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