

**\$249,900 - 13251 47 Street, Edmonton**

MLS® #E4458853

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

RARE FIND in Sifton Park! This fully renovated 3-bedroom, 1.5-bath townhome showcases modern style throughout. Step inside to a bright, open main floor featuring brand-new commercial-grade LVP flooring, a white kitchen with quartz countertops, stainless steel appliances, and a stunning tile backsplash. Upstairs, youâ€™ll find 3 spacious bedrooms with new carpet and a sleek, updated 4-piece bathroom. The fully finished basement adds extra living space, perfect for a family room, home office, or gym. This pet-friendly complex is ideally located across from Kennedale Ravine with access to trails and off-leash areas, plus walking distance to transit, Costco, Superstore, Walmart, Home Depot, and dining options. Fully renovations inside and out, this home is the perfect blend of comfort, convenience, and low-maintenance living.

Built in 1976

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4458853  |
| Price      | \$249,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13251 47 Street |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3L5         |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Stall                                        |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Low Maintenance Landscape, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 20th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 25      |
| Zoning         | Zone 35 |
| Condo Fee      | \$404   |

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Listing information last updated on October 15th, 2025 at 2:02pm MDT