

## \$234,900 - 13225 47 Street, Edmonton

MLS® #E4451492

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,062 sqft  
Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

Welcome to Sifton Park Ravine! This delightful townhouse offers over 1,062 sq. ft. of living space + a full basement of over 505 sq. ft. Offering 3 bedrooms & 1.5 baths! The main floor features a bright living room, highlighted by a beautiful Oriel-style window overlooking the fully fenced backyard! The dedicated G-shaped kitchen offers plenty of counter space & storage, complete w/ a walk-in pantry to keep things neat & accessible. Upstairs, you'll find 3 full-sized bedrooms w/ a 4-pc common bathroom, while a convenient 2-piece powder room on the main floor adds convenience. The basement awaits your ideas! Whether you're dreaming of a cozy family rec room, home gym, or office space, the basement provides a dedicated storage room & freedom to create extra living space tailored to your lifestyle! This home is a smart investment for first-time homebuyers, empty nesters or investors looking to expand their portfolio! Close to all amenities & minutes walk to schools, shopping, a golf course & ski hill!

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451492  |
| Price    | \$234,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,062             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13225 47 Street |
| Area        | Edmonton        |
| Subdivision | Sifton Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3L5         |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, Parking-Visitor |
| Parking   | Stall                                                     |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |

Foundation                Concrete Perimeter

**School Information**

Elementary                Sifton School  
Middle                      John D. Bracco School  
High                        Eastglen School

**Additional Information**

Date Listed                August 6th, 2025  
Days on Market        13  
Zoning                      Zone 35  
Condo Fee                \$378

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