

Courtesy Of David E Drost Of Realty Focus

\$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 wth 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	23
Zoning	Zone 35
Condo Fee	\$426

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Listing information last updated on October 20th, 2025 at 6:17pm MDT