

\$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 40
Zoning Zone 35
Condo Fee \$378

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Listing information last updated on September 15th, 2025 at 7:17am MDT