

## \$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 | 23                   |
| Zoning         | Zone 35              |
| Condo Fee      | \$426                |

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Listing information last updated on October 20th, 2025 at 10:32am MDT