

\$225,000 - 13413 43 Street, Edmonton

MLS® #E4422872

\$225,000

3 Bedroom, 1.50 Bathroom, 1,163 sqft
Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

The perfect starter home! Corner unit with a large fenced yard, 2 parking stalls & over 1500 sq ft of finished space! Located across from Sifton Park & close to shopping, restaurants & playgrounds, this location is Fantastic. Step inside to this bright unit & you are greeted by a generous kitchen, leading to a formal dining room is ideal for family meals. The living room has a cozy fireplace & large patio doors leading to the large yard with mature trees, a patio & raised garden! A renovated bathroom completes the main level. Step up to the 2nd level & you find 3 large bedrooms including a primary large enough for a king bed. A renovated 2nd bathroom is conveniently located between the bedrooms. Retreat to the lower level for a family movie, or games night with room for a foosball table. You will appreciate the large storage room to keep you organized. A storage shed comes with the property for all of your summer gear. Plenty of on street parking for visitors & guests. Don't delay!

Built in 1976

Essential Information

MLS® #	E4422872
Price	\$225,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	13413 43 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2Y7

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 25th, 2025
Days on Market	38
Zoning	Zone 35
Condo Fee	\$285

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