

\$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 | 40 |
| Zoning | Zone 35 |
| Condo Fee | \$285 |

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Listing information last updated on April 6th, 2025 at 3:32am MDT