

## \$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 | 39                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$285               |

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Listing information last updated on April 5th, 2025 at 9:02am MDT