

## \$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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