



## 13203 47 Street Edmonton AB

\$369,000

TURN KEY! 2 Bed +1 more downstairs and 2 bathrooms! FULLY FINISHED Bi-level on a quiet street seconds from walking trails in beautiful Sifton Park! Renovated in 2018 including ALL NEW APPLIANCES (washer/dryer included), floors, and KITCHEN CABINETS, this is the perfect starter home! You'll love the natural light in your private backyard with a huge oversized deck (built w/ permit in 1997), 2 SHEDS, and a large 21x23' INSULATED & HEATED Double Car Garage (built in 1989)! Other fantastic perks include a newer roof, newer vinyl siding, CENTRAL A/C, Mid Efficiency Furnace, Central Vacuum, Natural Gas BBQ Connection & BBQ, Smart Security System, and a large front driveway perfect for an RV! Located a few minutes from COSTCO, and HOME DEPOT with easy access to the Yellowhead - there's a reason the current owners lived here for 25 YEARS. A MUST SEE!

Listing Presented By:



Originally Listed by:  
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