

## \$205,000 - 13404 41 Street, Edmonton

MLS® #E4445230

**\$205,000**

3 Bedroom, 1.50 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

This bright and beautifully maintained END UNIT townhome offers the space and comfort youâ€™ve been looking for - all on a private CORNER LOT in a quiet, family-friendly neighborhood. Step inside to an inviting open-concept main floor, flooded with natural light and a tucked away half bathroom. Enjoy your morning coffee or unwind after a long day on the newly painted private deck and fully fenced backyard. Upstairs, youâ€™ll find three spacious bedrooms, each thoughtfully designed to give everyone their own retreat, plus a full bathroom for ultimate convenience. The unfinished basement provides ample storage and opportunity to make it your own. Location? Youâ€™ll love it! Just a short stroll to everything you need - shops, restaurants, Clareview Rec Centre, schools, public transit, and Kenndale Park with access to the RIVER VALLEY trail system. This location offers quick commutes to Manning Town Centre, Hospitals, and LRT stations. Newer furnace and hot water tank, plus windows and roof updated within 10 years

Built in 1976

### Essential Information

MLS® # E4445230

Price \$205,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,044
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13404 41 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3M3

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	15
Zoning	Zone 35
Condo Fee	\$444

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