

## \$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 | 6              |
| Zoning         | Zone 35        |
| Condo Fee      | \$444          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 9:32pm MDT