

Courtesy Of Negin Joshani Of Esquire Realty Inc

## **\$325,900 - 56 13320 124 Street, Edmonton**

MLS® #E4457888

### **\$325,900**

2 Bedroom, 2.00 Bathroom, 989 sqft  
Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Shepherd's Meadows! A sought-after 55+ adult community offering the perfect blend of comfort and convenience. This charming two-bedroom, two-bathroom bungalow is filled with natural light and features elegant hardwood flooring throughout the main living spaces. This home boasts a bright and functional layout, with a partially finished basement that provides endless opportunities for the future owners to customize and expand as desired. Step outside and enjoy the beautifully landscaped grounds, creating a serene setting ideal for relaxing or entertaining. Move-in ready and designed with low-maintenance living in mind, this property is an excellent opportunity to embrace the ease and enjoyment of retirement living in a welcoming community conveniently located within walking distance to shopping, restaurants' and more!

Built in 1999

### **Essential Information**

MLS® #	E4457888
Price	\$325,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	989



Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	56 13320 124 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5B7

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

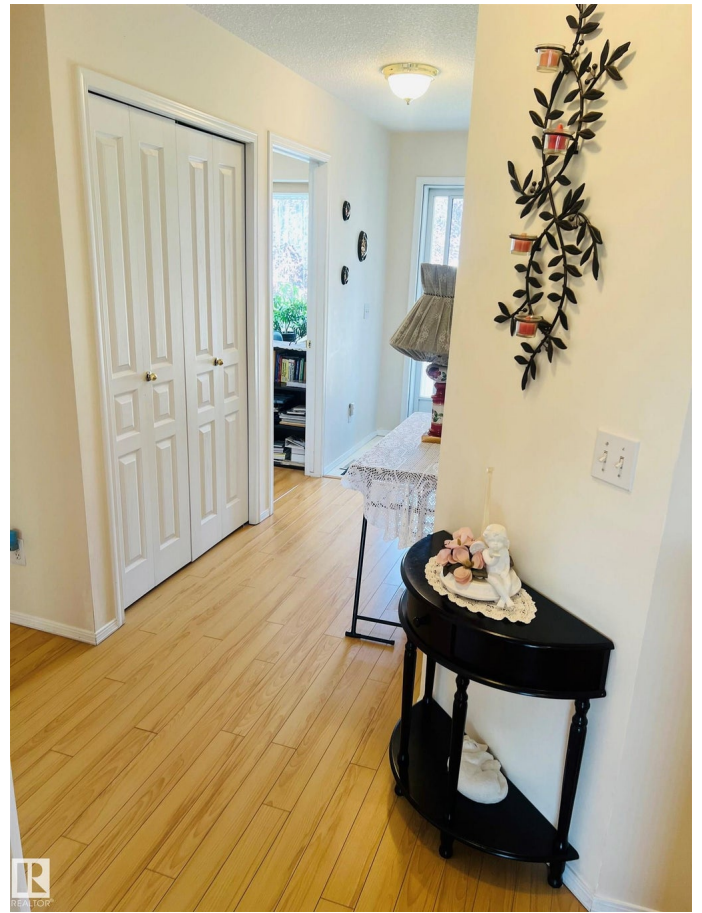
### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
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Days on Market 30  
Zoning Zone 01  
Condo Fee \$375



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Listing information last updated on October 15th, 2025 at 1:02am MDT