

## \$325,900 - 22 13320 124 Street, Edmonton

MLS® #E4462943

**\$325,900**

3 Bedroom, 2.50 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

55+ Bungalow in Peaceful Shepherd's Meadows! Beautifully maintained and one of the largest units in this quiet seniors community. Features new carpet, paint, and lino (2021), 3 bathrooms, main floor laundry, and a fully finished basement with gas fireplace and den (easily a 3rd bedroom). Bright kitchen overlooks dining area with deck to enjoy the morning sun. Double attached finished garage, huge side yard across from the park. Excellent location close to shopping, transit, and all amenities. Shows exceptionally well! Ownership allows access to Shepard's place amenities next door (dinning, church, hair salon)

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462943          |
| Price          | \$325,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B2             |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached, Insulated                                                            |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Fresh Air                                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 21st, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 01 |
| Condo Fee      | \$375   |

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 October 31st, 2025 at 9:17pm MDT