

## **\$318,000 - 88 13320 124 Street, Edmonton**

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MLS® #E4436625

**\$318,000**

2 Bedroom, 2.00 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Popular by Demand! Well Managed, 55+ HALF DUPLEX Bungalow located in Shepherd's Meadow. Fantastic Layout Accented in a Full Oak Package! Lovely "Mexican Sand" toned Laminate. Ladies "Dream Kitchen" loaded with Cabinetry & Pantries. Master Suite Features a Walk-In Shower with Seat & Walk-in Closet. Delightful Second Bedroom off Front Entry. Additional Full Main Floor Company Bath. Closets & Linen Galore. Wide-Open Basement DRYWALLED & Ready for Future Development. Finished DOUBLE GARAGE with Built in Cabinets & Take Only a Step & You are in Your Main Floor Laundry Room! No Stairs to Contend & Navigate with! This Unit is equipped for Senior Living! There was Plenty of "Attention to Detail" when this Unit was Built. Plenty of Perks, Built-In Vacuum, Keyless Entry, Illuminous Lighting, Solid Oak Spindles & Hand Rails & More! Transportation & Shopping within Walking Distance. Amenities Include: Restaurant, Social, Exercise, Library & Chapel.

Built in 1998

### **Essential Information**

MLS® # E4436625

Price \$318,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	88 13320 124 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5B7

### Amenities

Amenities	Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms, See Remarks
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, No Through Road, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 01
Condo Fee	\$375

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Listing information last updated on May 22nd, 2025 at 10:32am MDT