

## **\$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 | 4              |
| Zoning         | Zone 01        |
| Condo Fee      | \$375          |

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Listing information last updated on May 19th, 2025 at 1:17pm MDT