

## \$305,000 - 76 13320 124 Street, Edmonton

MLS® #E4432068

**\$305,000**

2 Bedroom, 1.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Shepherdâ€™s Meadow â€“ A 55+ Adult Community! This 974 sq ft bungalow offers comfort, convenience, and a true sense of community. It features 2 generous bedrooms, a full bathroom, an unfinished basement, and a double attached garage. The primary bedroom includes a spacious walk-in closet. Large windows, fresh paint, and new flooring make this home bright and inviting. The white gourmet kitchen and dinette open to patio doors leading to a deckâ€”perfect for relaxing or entertaining. Convenient main floor laundry is located just off the garage entry. Within walking distance to public transportation and shopping. Enjoy access to fantastic amenities including a restaurant, social lounge, fitness room, library, and chapel. Come experience the warm and peaceful lifestyle at Shepherdâ€™s Meadow!

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432068  |
| Price          | \$305,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,052     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1998              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 76 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Through Road, Private Setting, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 01          |

Condo Fee                \$375

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Listing information last updated on May 1st, 2025 at 2:32am MDT