

## \$345,000 - 66 13320 124 Street, Edmonton

MLS® #E4457837

**\$345,000**

2 Bedroom, 1.00 Bathroom, 1,039 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Shepard's Meadow located in the community of Kensington. This move in ready +55 complex is waiting for you. With just over 1000 sqft of living area on the main floor this home features 2 bedrooms and one 4 pce bathroom. The current owner will include bathtub safety grab bar & portable reclining bathtub lift with rechargeable remote control. There is no carpet in the home, the flooring is hardwood and LVP. The basement is fully finished and features a large storage area and family room. Did I mention the drywalled attached double garage? The attic insulation in the home and garage have been upgraded to R40. New HWT 2024. The unit is located on the corner and features an oversized deck. Quiet and serene describes the vibe you get living in the complex. Conveniently located within walking distance to many amenities, shopping and transportation.

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457837  |
| Price          | \$345,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,039     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 1998                 |
| Type       | Condo / Townhouse    |
| Sub-Type   | Detached Condominium |
| Style      | Bungalow             |
| Status     | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 66 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B7             |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                                                                   |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                  |
| Exterior Features | Corner Lot, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stucco                                                                  |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 01 |
| Condo Fee | \$375   |

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Listing information last updated on September 16th, 2025 at 3:02am MDT