

## **\$325,900 - 56 13320 124 Street, Edmonton**

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MLS® #E4457888

**\$325,900**

2 Bedroom, 2.00 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Shepherd's Meadows! A sought-after 55+ adult community offering the perfect blend of comfort and convenience. This charming two-bedroom, two-bathroom bungalow is filled with natural light and features elegant hardwood flooring throughout the main living spaces. This home boasts a bright and functional layout, with a partially finished basement that provides endless opportunities for the future owners to customize and expand as desired. Step outside and enjoy the beautifully landscaped grounds, creating a serene setting ideal for relaxing or entertaining. Move-in ready and designed with low-maintenance living in mind, this property is an excellent opportunity to embrace the ease and enjoyment of retirement living in a welcoming community conveniently located within walking distance to shopping, restaurants' and more!

Built in 1999

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4457888  |
| Price          | \$325,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 989       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1999              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                              |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco                                                                              |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
|-------------|----------------------|

Days on Market 51  
Zoning Zone 01  
Condo Fee \$375



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Listing information last updated on November 4th, 2025 at 9:32pm MST