

## \$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	11
Zoning	Zone 01

Condo Fee                \$375

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