

# \$325,000 - 48 13320 124 Street, Edmonton

MLS® #E4455207

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Are you looking for a change of pace? Let us introduce you to Shepherd’s Meadow - an exclusive adult complex (55+) catering to those looking for a relaxed & maintenance-free lifestyle. Showcasing over 1000 sqft, this home highlights a bright & airy floor plan with tons of natural light throughout. Features here include a spacious living room, galley-style kitchen with ample cupboards & countertop space, a separate dinette with a garden door leading out to the COVERED SOUTH-FACING deck, main-floor laundry with access to the double-attached garage, 4pc guest bath, and 2 total bedrooms including a king-sized owner’s suite with adjoining 4pc ensuite. This home showcases reasonable condo fees and is conveniently located within walking distance to several amenities, shopping, and restaurants – welcome to your new home!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455207  |
| Price          | \$325,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,076     |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 48 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B7             |

### Amenities

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

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| 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 | Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 13                |

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

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Listing information last updated on September 11th, 2025 at 9:17pm MDT