

# \$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	1

Zoning	Zone 01
Condo Fee	\$375

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