

## \$324,900 - 97 13320 124 Street, Edmonton

MLS® #E4448019

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,085 sqft  
Condo / Townhouse on 0.00 Acres

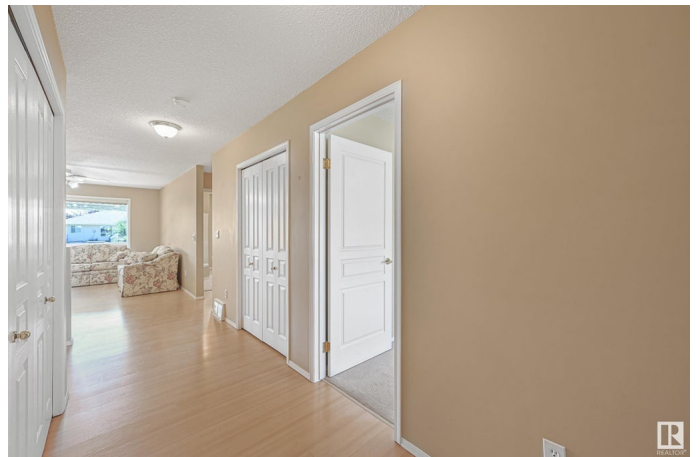
Kensington, Edmonton, AB

Fantastic adult bungalow (55+) in a prime location backing onto a beautiful park with a private, south-facing yard and large covered deck complete with privacy wall. This bright and airy home features large windows, spacious bedrooms, and two full bathrooms, including a primary suite with walk-in closet and ensuite. The kitchen offers light oak cabinetry, a matching buffet in the dining area, pantry, and plenty of storage. Main floor laundry adds convenience, and the fully finished basement includes a large great room and a generous hobby room. Recent updates include a new furnace and hot water tank. This home is in excellent condition and has been very well maintained. Low-maintenance and move-in ready. Quiet, peaceful setting yet close to all amenities, shopping, walking paths, transit, and more. A must-see for those seeking quality, comfort, and a park-like environment in a well-cared-for 55+ community.

Built in 1998

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448019  |
| Price     | \$324,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,085             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 97 13320 124 Street |
| Area        | Edmonton            |
| Subdivision | Kensington          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5L 5B7             |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Wet Bar |
| Parking   | Single Garage Attached                                                                                             |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Picnic Area, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                34  
Zoning                              Zone 01  
Condo Fee                        \$375

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