

## \$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

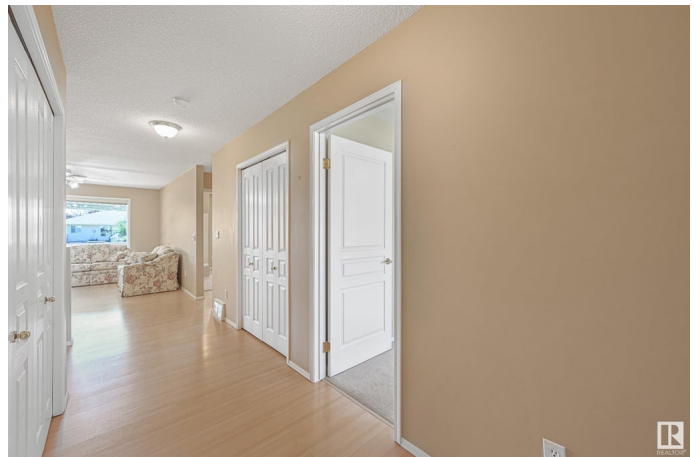
Kensington, Edmonton, AB

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                4  
Zoning                              Zone 01  
Condo Fee                        \$375

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 20th, 2025 at 10:17am MDT