



Edmonton #108 13320 124 ST NW **Kensington** T5L 5B7 **LP:** \$329,900 **SP:** M **ACTIVE**

Listing ID # E4482391
Building Type Townhouse
Style Bungalow
Year Built 1997
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,017.31

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement Full
Basement Dev Partly Finished
Tot Flr AG SqM 94.51

[URL-Virtual Tour](#) [URL-Brochure](#)

Time to enjoy easier living at Shepherd's Meadow. This lovingly cared for 55+ bungalow features central air conditioning, 2 bedrooms & 2 baths. Your galley kitchen features newer appliances, built-in curio cabinet with a walk through to main floor laundry room with newer washer/dryer. Your primary bedroom at the back of the home has a jack and jill access to your spacious 4pc bathroom. A second bedroom/den is also on main floor. Enjoy your quiet north facing deck for coolness on summer days. Newer furnace & HWT & AC in the last 4 yrs. Your partially finished basement just needs ceiling tile to enjoy the extra space and has additional walk in shower. Your double car garage is insulated & drywalled & visitor parking is across the street. Condo just did eavestroughs. Next to Shepherd's Care assisted living & care centre where you can access many amenities including a restaurant. Conveniently close to shopping & transit, with easy access to the Anthony Henday & Yellowhead Freeway.

Directions

Room	Size	M	Room	Size	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	3.75x5.6m	M	Bedroom 3			1	4	M	Yes	Main	94.51	1,017.31
Dining Room	2.54x2.33m	M	Bedroom 4			2	3	L	No	Upper		
Kitchen	2.54x2.31m	M	Laundry Room	2.55x2.17m	M	3				Above Grd		
Family Room	10.00x7.48m	L	Storage Room	1.82x2.36m	L	4				Lower	84.99	914.83
Den	3.83x3.30m	L				5				Below Grd		
Bonus Room						6				Tot Flr AG	94.51	1,017.31
Primary Bedrm	3.69x5.30m	M				7				# Finished	1	
Bedroom 2	2.76x3.47m	M										

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco
Flooring Carpet, Linoleum
Features Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Wall Unit-Built-In

Construction Wood Frame
Basement Full / Partly Finished
Separate Ent No
2nd Suite No **Permit By Seller** No
Garage Suite No **Permit**
Garden Suite No **Permit**
Lot Shape Rectangular **Front Exposure** South
Lot Size SqM 253.23 **F x D (m)** x
Zoning
Tax Amount \$2,737.54 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace No
FP Fuel
FP Type
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Flat Site, Low Maintenance Landscape, No Through Road, Park/Reserve, Private Setting, Public Transportation, Shopping Nearby

Parking Double Garage Attached

Road Access Paved Driveway to House

Park Encl/Tot 2 / 4 **Garage Dim** 5.93x5.79m

Condo Name	Shepherd's Meadow	Floor Location	Floor#
Condo Fee	\$365.00	#Floors in Build	Elevator No
Fee Includes	Exterior Maintenance, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Land/Snow Removal Common	Balcony/Terrace	Min Age 55
		Titled Storage	No
		Parking Type	N/A
		Unit Exposure	N