



Edmonton **Kensington** **LP:** **\$299,000**
#108 13320 124 ST NW T5L 5B7 **SP:** **M**

Listing ID # E4496946 **ACTIVE**
Building Type Townhouse
Style Bungalow
Year Built 1997
Full Baths 2
Half Baths 0
Total Baths 2.0
Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement Full
Basement Dev Partly Finished
Tot Flr AG SqM 94.51
Tot Flr AG SqFt 1,017.31

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

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

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
Garage Suite No
Garden Suite No
Lot Shape Rectangular
Lot Size SqM
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

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

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

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	\$412.50	#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		