

# **\$389,702 - 13328 123 Street, Edmonton**

MLS® #E4439201

**\$389,702**

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

THE BONES ARE RENOVATED AND READY TO IMPRESS....THIS HAS TO BE THE NICEST CURB APPEAL IN TOWN.... 5 BEDROOMS.....Just Bring Your Toothbrush!...~!WELCOME HOME!~ This bungalow has had more upgrades than a smartphone—shingles 2018, eaves and soffit 2020, garage door 2022, furnace 2024, windows front and back 2024. attic insulation 2024 + Basically, if it wasn't nailed down, it got replaced—and if it was nailed down, it probably got upgraded! Main floor has perfect great room, large dining, and 3 bedrooms ;basement is dialed in with a huge family room perfect for movie nights or wrestling matches, 2 bedrooms, den, 3-piece bath, and a laundry/utility room where your socks go to mysteriously disappear. Out back, it's like your own private getaway: awesome deck for BBQs and bevies, a firepit for marshmallows or questionable karaoke, perfect fencing to keep the dog in and the neighbours out, RV parking for your land yacht, and a heated double garage to tinker, escape, or accidentally hide from chores.

Built in 1958

## **Essential Information**

MLS® # E4439201

Price \$389,702



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13328 123 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 0J9

### Amenities

Amenities	Deck, Front Porch, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 01

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