

# \$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 | 19             |
| Zoning         | Zone 01        |

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Listing information last updated on June 17th, 2025 at 12:17am MDT