

## \$325,000 - 13304 114 Street, Edmonton

MLS® #E4465919

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Everything you need in a home! 2+1 Bedroom, 2.5 bathroom townhouse with LOW CONDO FEES; available for quick possession! Come check out this modern, 2018 built unit in the heart of Kensington. This property is fully finished, ready for move in and includes a single detached 10' ceiling garage with an 8.5' garage door. The main floor features a spacious open concept layout, 9' ceilings, bright white kitchen cabinetry, white quartz and a gorgeous espresso flooring throughout. Upstairs you'll find a generous sized master bedroom with a cozy nook, 4 piece bath and bedroom. The basement is well laid out with an additional sitting room, bedroom and bathroom with tub/shower to complete the space. Great opportunity for a first time buyer, family or investor looking for an easy to rent out property. Quick access to the Yellowhead, with only a 15 minute commute to downtown. Steps away from Grand Trunk Park, schools and plenty of street parking. Condo corp is well managed and maintained!

Built in 2018

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465919  |
| Price    | \$325,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13304 114 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 5E4          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., See Remarks |
| Parking   | Single Garage Detached                        |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                      |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 01             |
| Condo Fee      | \$204               |

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Listing information last updated on November 18th, 2025 at 10:32am MST