

## \$458,500 - 13548 123a Street, Edmonton

MLS® #E4431775

**\$458,500**

5 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Kensington, Edmonton, AB

Welcome to this beautifully upgraded 5-bedroom bungalow in family-friendly Kensington! This cozy home features an OVERSIZED double garage, RV parking OR massive garden space, and an open-concept main floor with a charming WOOD BURNING FIREPLACE. Recent updates include new windows, shingles, flooring up and down, upgraded fixtures, dishwasher, and washing machine. The spacious basement offers easy potential for a 2-bedroom in-law suiteâ€”perfect for multigenerational living, and TONS of storage! Outside, enjoy a beautifully landscaped yard with mature trees and shrubsâ€”ideal for kids, pets, and backyard gatherings. Located just minutes from Kensington Crossing Centre, you'll have schools, parks, and every amenity close byâ€”without the noise or traffic. This is the kind of warm, welcoming home where memories are made.

Built in 1958

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431775  |
| Price      | \$458,500 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,061                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13548 123a Street |
| Area        | Edmonton          |
| Subdivision | Kensington        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5L 0L9           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Heated, Over Sized, RV Parking, See Remarks  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 01          |

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Listing information last updated on May 2nd, 2025 at 8:47pm MDT