

## \$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	4
Zoning	Zone 01

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