

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

MLS® #E4431775

**\$458,500**

5 Bedroom, 2.00 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

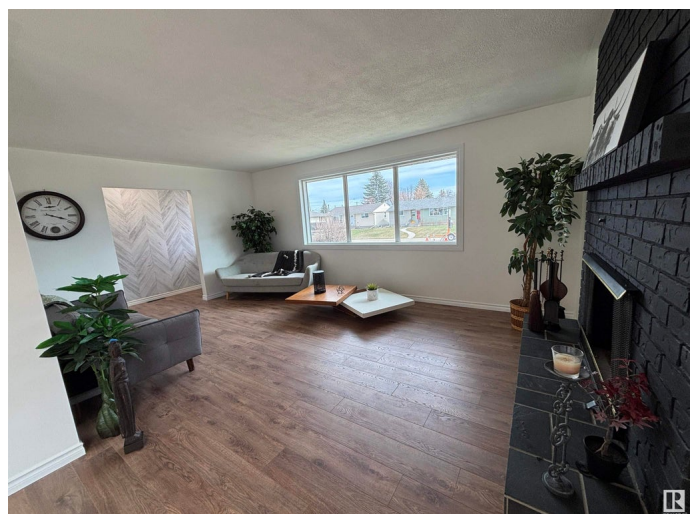
Kensington, Edmonton, AB

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 6  
Zoning Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 1:17am MDT