

# \$199,900 - 264 13441 127 Street, Edmonton

MLS® #E4446705

**\$199,900**

2 Bedroom, 1.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Welcome to Shepherd's Place, a warm and welcoming 55+ adult living community located in the desirable neighbourhood of Kensington. This spacious 2 bedroom, 1 bathroom condo offers an open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for easy living and entertaining. Large windows throughout fill the space with natural light, and a private balcony off the living room provides a peaceful outdoor retreat. Located on the second floor, this unit also features convenient in-suite laundry with additional storage space. Residents can enjoy a beautifully maintained outdoor courtyard, games and activity rooms, social lounges, an on-site hair salon, fitness room, and dining facilities. Ideally situated close to shopping centres, medical offices, banks, restaurants, and public transit—everything you need is just minutes away. Live comfortably with all the perks of community living in this well-run, amenity-rich complex. Parking stall available for rent for \$25/month.

Built in 1998

## Essential Information

MLS® # E4446705

Price \$199,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	264 13441 127 Street
Area	Edmonton
Subdivision	Kensington
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 5B6

### **Amenities**

Amenities	Storage-In-Suite
Parking	No Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	1
Zoning	Zone 01
Condo Fee	\$487

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 July 10th, 2025 at 6:32pm MDT