

## \$199,800 - 246 13441 127 Street, Edmonton

MLS® #E4464111

**\$199,800**

2 Bedroom, 1.00 Bathroom, 790 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Adult living in desirable Kensington . Shephard's Place is a 55+ community complex. This 2 bedroom 790 square foot home has a wheelchair friendly design (no transitions). Large 11' x 12.9' primary bedroom and second bedroom or den. The bathroom is equipped with a custom easy access sit down shower. Separate laundry room in-suite with full size washer and dryer provides extra storage space. The spacious living room has access to the South facing balcony. Kitchen has Corian countertops, counter top stove, built-in dishwasher and pantry. This unit is carpet free. Amenities galore in the complex include a very private outdoor courtyard, hair salon, games room, chapel, dining facilities, social activities, exercise equipment and more. Indoor access to the other buildings - Shepherd's Garden Manor and Shepherds Care LTC. Conveniently located near shopping on 137 Avenue as well as Public Transit. Parking stall can be rented for \$25 per month.

Built in 1997

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464111  |
| Price    | \$199,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 790                    |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 246 13441 127 Street |
| Area        | Edmonton             |
| Subdivision | Kensington           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 6B6              |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Parking-Visitor, Recreation Room/Centre, Security Door, Social Rooms |
| Parking   | See Remarks                                                          |

### Interior

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop 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    | October 30th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 01            |
| Condo Fee      | \$494              |

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Listing information last updated on October 31st, 2025 at 11:17pm MDT