

# \$342,500 - 13340 123 Street, Edmonton

MLS® #E4453974

## \$342,500

3 Bedroom, 2.00 Bathroom, 1,051 sqft  
Single Family on 0.00 Acres

Kensington, Edmonton, AB

Handyman special located on a quiet street in the family-friendly Kensington neighbourhood. The bright main floor offers a large living room, functional kitchen, three bedrooms, and a 4-piece bathroom, making it a great layout for families. The lower level features a spacious family room with a bar, a large room with its own 4-piece ensuite, plus laundry and plenty of additional storage. Outside, youâ€™ll find a double detached garage with back lane access, ample parking, and convenient RV parking.

Built in 1958

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453974               |
| Price          | \$342,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 13340 123 Street |
| Area        | Edmonton         |
| Subdivision | Kensington       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5L 0J9          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | R.V. Storage, See Remarks          |
| Parking   | Double Garage Detached, RV Parking |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 01           |

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Listing information last updated on August 23rd, 2025 at 9:31am MDT