

## \$187,500 - 437 13441 127 Street, Edmonton

MLS® #E4462525

**\$187,500**

1 Bedroom, 1.00 Bathroom, 798 sqft

Condo / Townhouse on 0.00 Acres

Kensington, Edmonton, AB

Enjoy this top floor, courtyard view 55+ 1 bedroom unit. This freshly painted suite features newer luxury vinyl plank flooring & balcony overlooking the private courtyard with a barn, corral, walking paths & seating options. The quaint kitchen is fully equipped with stove, fridge, dishwasher & pantry with a dining nook. The bright & spacious bedroom features a double closet. In suite laundry room offers additional storage space. Bathroom has been updated with a custom walk in shower with seat & grab bars. This building has social spaces, exercise equip & a courtyard to enjoy. A 3rd floor pedway to Shepherd's Manor & Shepherd's Care LTC makes it easy to visit loved ones. Rental parking stalls are available. The attached complex has a restaurant, hair salon, visiting doctor, social activities, games area, housekeeping services, additional health services & more at additional costs. Direct transit to the complex at the 135 ave door, shopping nearby on 137 ave - you'll love this easier living!

Built in 1997

### Essential Information

MLS® # E4462525

Price \$187,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 798                    |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 437 13441 127 Street |
| Area        | Edmonton             |
| Subdivision | Kensington           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5L 5B6              |

### **Amenities**

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Security Door, Social Rooms, Storage-In-Suite |
| Parking   | See Remarks                                                                                                     |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 01            |
| Condo Fee      | \$494              |

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Listing information last updated on October 30th, 2025 at 8:17am MDT