

## \$149,900 - 8745 165 Street, Edmonton

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MLS® #E4437723

**\$149,900**

2 Bedroom, 1.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Welcome to Meadowlark Village – a well-kept and move-in-ready concrete condo offering unbeatable value in an unbeatable location. This spacious 2 bedroom 1 bath unit has been freshly painted and features brand new flooring throughout, giving it a clean, modern feel. The updated kitchen boasts refreshed finishes and plenty of cabinet space, perfect for everyday cooking or entertaining. Enjoy the convenience of low condo fees, shared laundry facility bathed in natural light, and the peace of mind that comes with all utilities included. The complex is professionally managed by a reputable property management company, ensuring common areas and maintenance are consistently well looked after. Located just minutes from West Edmonton Mall, the Misericordia Hospital, and a wide range of amenities. Plus, you'll be within walking distance of the new LRT line, offering easy access to downtown and beyond. Whether you're a first-time buyer, investor, or looking to downsize, this home is a fantastic opportunity.



Built in 1970

### Essential Information

MLS® # E4437723

Price \$149,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	905
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	8745 165 Street
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2R7

### **Amenities**

Amenities	On Street Parking, Parking-Visitor, Storage Cage
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Composition
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Composition

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                22  
Zoning                              Zone 22  
Condo Fee                        \$495

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