

## \$164,900 - 8745 165 Street, Edmonton

MLS® #E4440841

**\$164,900**

2 Bedroom, 1.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

**BRAND NEW RENOVATIONS! CORNER UNIT** in Meadowlark Village features an impressive layout w/ 2 bedrooms & 1 bath. **CONCRETE BUILDING**, unit w/ west & east exposures. **BRAND NEW KITCHEN** (March 2025) boasting s/s appliances: french door fridge, stove, hood-fan, large sink & **DISHWASHER** – cabinets to the ceiling, quartz countertops, tile backsplash & closet pantry. Living room is open to your dining area, adjacent to your galley kitchen & access to your covered west facing balcony. The primary bedroom is generous in size at the end of the hallway, w/ an east window exposure, next to your second bedroom & **RENOVATED 4 piece BATH** w/ brand new: vanity, light fixtures, shower head, tile surrounding & potential laundry. Vinyl plank flooring through out unit & baseboards (2025). Great location w/ a bus stop at your door, walking proximity to **FUTURE LRT**, Misericordia Hospital, West Edmonton Mall & Meadowlark. **LOW CONDO FEE INCLUDES ALL UTILITIES** - heat, water & power. Outdoor parking stall. **ON SITE PROPERTY MANAGER**.

Built in 1970

### Essential Information

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Price	\$164,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
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	Intercom, Parking-Visitor, Patio
Parking Spaces	1
Parking	Stall, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	8
Zoning	Zone 22
Condo Fee	\$495

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