

## \$175,000 - 32 8745 165 Street, Edmonton

MLS® #E4427695

**\$175,000**

2 Bedroom, 1.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

**BRAND NEW RENOVATIONS!** This **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 next to kitchen, as 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.

Built in 1970

### Essential Information

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Price \$175,000



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	32 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                      March 27th, 2025  
Days on Market                32  
Zoning                              Zone 22  
Condo Fee                        \$495

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Listing information last updated on April 28th, 2025 at 6:47am MDT