

\$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 35
Zoning Zone 22
Condo Fee \$495

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