

## \$144,000 - 165 8745 165 Street, Edmonton

MLS® #E4428770

**\$144,000**

2 Bedroom, 1.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

**2 Bed 1 Bath LOW CONDO FEES!**

Meadowlark Village is a concrete constructed complex a few seconds walk to the new valley line LRT with a strong reserve fund and great rental potential or an inexpensive living opportunity! With double pane windows, plenty of natural light from the unobstructed North East 16th story views, and a spacious covered deck, with a little TLC this could be a great investment! This unit offers newer kitchen cabinets, nice appliances, and a newer bathroom vanity, with only a small capital investment you could be looking at great future returns! Did I mention the already cheap condo fees INCLUDE ELCTRICITY! This unit comes with 1 energized parking stall. This will NOT LAST LONG!

Built in 1970

### Essential Information

MLS® #	E4428770
Price	\$144,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	1970



Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	165 8745 165 Street
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E7

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Flat
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	Zone 22
Condo Fee	\$470

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