

\$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

MLS® # E4427695

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 37
Zoning Zone 22
Condo Fee \$495

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