

Courtesy Of Logan Patterson Of Logic Realty

# \$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 | 9               |
| Zoning         | Zone 22         |
| Condo Fee      | \$470           |

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Listing information last updated on April 12th, 2025 at 5:17am MDT