

## \$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                38  
Zoning                              Zone 22  
Condo Fee                        \$495

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