

## \$154,900 - 105 8735 165 Street, Edmonton

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MLS® #E4461022

### \$154,900

2 Bedroom, 1.00 Bathroom, 885 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Perfect investment for investors or first time home buyer, 10th floor 2 bedroom unit in Meadowlark Village. Low condo fee including all utilities (Heat, Water, and Electricity) Extremely convenience location within walking distance to West Edmonton Mall and future Valley Line LRT station.

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461022               |
| Price          | \$154,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 885                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 8735 165 Street  |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5R 2R6  |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Detectors Smoke |
| Parking Spaces | 1               |
| Parking        | Stall           |

### **Interior**

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water                       |
| # of Stories | 17                                     |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### **Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                       |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                   |
| Construction      | Concrete                                                                       |
| Foundation        | Concrete Perimeter                                                             |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Aleda Patterson School |
| Middle     | Alex Janvier School    |
| High       | Jasper Place School    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 22           |
| Condo Fee      | \$477             |

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