

## \$174,900 - 165 8745 165 Street, Edmonton

MLS® #E4449499

**\$174,900**

2 Bedroom, 1.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Perfect investment for investors or first time home buyer, Newly renovated 16th floor 2 bedroom unit with unobstructed view of the city. 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® #	E4449499
Price	\$174,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
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 2R7

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Microwave 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
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	July 22nd, 2025
Days on Market	4
Zoning	Zone 22
Condo Fee	\$471

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