

## \$250,000 - 1f Meadowlark Village, Edmonton

MLS® #E4449616

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,674 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This beautifully renovated 3-bed, 1.5-bath, 3-storey townhouse is perfect for first-time home buyers, families, or savvy investors. Step into a freshly updated home featuring a brand-new kitchen with stainless steel appliances, new bathrooms, new vinyl plank flooring in high-traffic areas, carpet throughout the rest and fresh paint from top to bottom. The main floor offers a bright, open-concept layout with a spacious living room, dining area, updated half bath with laundry, and direct access to the sunny, south-facing fenced yard with a deck. Upstairs, you'll find three beds - including the primary - and a lovely 4-pc bath. The top level features an expansive loft offering incredible flexibility: a second living room, home gym, or office. There's even attic access with plenty of storage space or the potential for that dream closet. Conveniently located just minutes from the future LRT, West Edmonton Mall, the Misericordia Hospital, schools, parks, and shopping, this is west-end living at it's best.

Built in 1970

### Essential Information

MLS® #	E4449616
Price	\$250,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1f Meadowlark Village
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5X3

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Aleda Patterson
Middle	Alex Janvier
High	Jasper Place

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 22
Condo Fee	\$316

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