

## \$144,900 - 80 8745 165 Street, Edmonton

MLS® #E4450080

**\$144,900**

1 Bedroom, 1.00 Bathroom, 682 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Tastefully Upgraded One-Bedroom in Prime Meadowlark Location! This spacious 682 sq.ft. one-bedroom condo offers a unique raised living room and bedroom layout, creating an open and airy feel. Enjoy stylish laminate and tile flooring throughout, a luxurious jetted tub in the master ensuite, and sweeping unobstructed views of the city. The low condo fee covers all utilities—heat, water, and electricity—making it an excellent value. Conveniently located within walking distance to West Edmonton Mall and the upcoming Valley Line LRT station. Perfect for first-time buyers, downsizers, or investors!

Built in 1970

### Essential Information

MLS® #	E4450080
Price	\$144,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	682
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment



Status	Active
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### Community Information

Address	80 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, Storage-Locker Room
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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 28th, 2025
Days on Market	2

Zoning	Zone 22
Condo Fee	\$377

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