# \$137,900 - 80 8745 165 Street, Edmonton

MLS® #E4450080

### \$137,900

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 utilitiesâ€"heat, water, and electricityâ€"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!



#### **Essential Information**

MLS® # E4450080 Price \$137,900

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

# **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 & amp; 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 96

Zoning Zone 22 Condo Fee \$377

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