

## \$114,900 - 163 8735 165 Street, Edmonton

MLS® #E4449496

**\$114,900**

1 Bedroom, 1.00 Bathroom, 682 sqft

Condo / Townhouse on 0.00 Acres

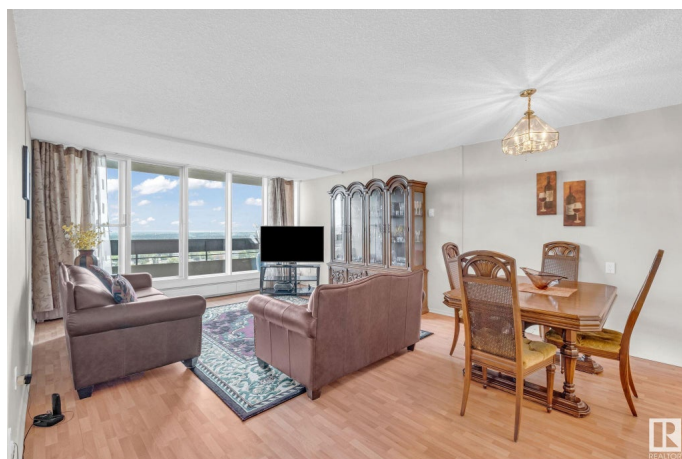
West Meadowlark Park, Edmonton, AB

Welcome to this spacious 1-bedroom Condo located in the highly sought-after Meadowlark Village. Situated on the 16th floor, step out onto your private balcony and enjoy sweeping city skyline views. The unit offers bright and open living space with a large living room, dining room, full kitchen, and your own portable air conditioner. Perfect for everyday living. Also, inclusive of your own dedicated parking stall and a secure storage locker. Condo fees cover heat, water, and power. Located close to shopping, restaurants, schools, public transit, west edmonton mall, and the upcoming Valley Line LRT, you'll love the convenience of this location.

Built in 1970

### Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4449496            |
| Price          | \$114,900           |
| 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     | 163 8735 165 Street  |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2R6              |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Visitor, Security Door, Storage Cage |
| Parking   | Parkade, Underground                                          |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                     |
| # of Stories | 17                                                                                         |
| Stories      | 1                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, See Remarks                                                                          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                      |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                  |
| Construction      | Concrete                                                                      |
| Foundation        | Slab                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 22         |
| Condo Fee      | \$377           |

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Listing information last updated on August 6th, 2025 at 12:47am MDT