

# \$164,900 - 111 8735 165 Street, Edmonton

MLS® #E4427804

**\$164,900**

2 Bedroom, 1.00 Bathroom, 885 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Perfect investment for investors or first time home buyer, 11th 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.

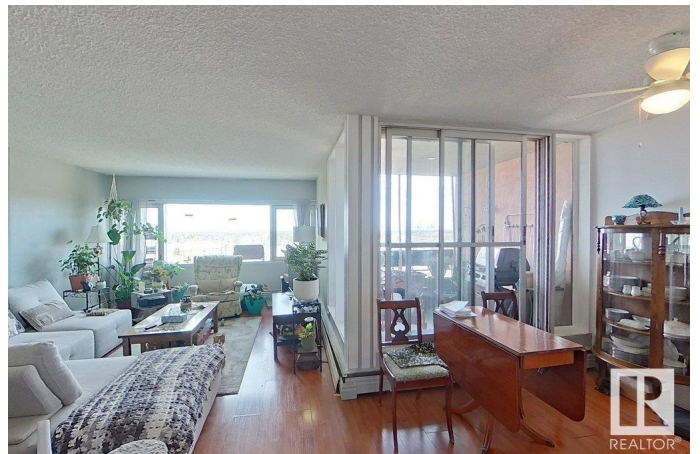
Built in 1970

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427804               |
| Price          | \$164,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 885                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 8735 165 Street  |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5R 2R6  |

### **Amenities**

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

### **Interior**

|              |   |
|--------------|---|
| 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 | Public Transportation, Schools, Shopping Nearby |
| 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    | March 26th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 22          |
| Condo Fee      | \$477            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:17am MDT