

Courtesy Of Erin Holowach Of ComFree

# \$146,900 - 63 8735 165 Street, Edmonton

MLS® #E4429879

**\$146,900**

1 Bedroom, 1.00 Bathroom, 674 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Spacious 1-bedroom condo on the 6th floor of a solid 17-story concrete building.

Unobstructed city views from South-East facing balcony, so you can watch the Canada Day fireworks right from home! Completely renovated. The modern kitchen features sleek IKEA cabinets, brand new Samsung stainless steel appliances, a large pantry for storage, and plenty of counter space. New vinyl flooring and baseboards, bathroom with a brand new bathtub, sink, and toilet. Fresh paint of the entire apartment. One parking stall is included, and a second stall is available for \$50/month if needed. Conveniently located within walking distance to elementary, junior and high) schools, West Edmonton Mall and Walmart for shopping and dining, the Misericordia Hospital, few minutes walk to bus stops and upcoming LRT station. Quick access to Whitemud Drive and Anthony Henday Drive. Low condo fees cover all utilitiesâ€”including water, heat, and even electricity. Pet-friendly building (with board approval).

Built in 1970

## Essential Information

MLS® #	E4429879
Price	\$146,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	674
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	63 8735 165 Street
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2R6

### **Amenities**

Amenities	Low Flw/Dual Flush Toilet, Security Personnel, Storage-Locker Room
Parking	Single Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Flat
Construction	Concrete

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 9th, 2025

Days on Market      13

Zoning                Zone 22

Condo Fee            \$377

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 22nd, 2025 at 5:47pm MDT