

## \$137,000 - 160 8745 165 Street, Edmonton

MLS® #E4425346

**\$137,000**

1 Bedroom, 1.00 Bathroom, 672 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Renovated spacious sub-penthouse 1 bedroom condo on the 16th floor of a concrete 17 story building, with a great unobstructed view of West Edmonton. Short distance to Whitemud Drive and Anthony Henday Drive. Right next to the expanding Misericordia Hospital, the soon to be completed west LRT line and walking distance to West Edmonton Mall. The immaculate, professionally designed in brutalistic style kitchen has extended quartz countertops, stainless steel appliances, modern cupboards and a sleek tile backsplash. The oversized bedroom has a large closet and a wide window with a spectacular view. The elegant spacious bathroom has a double sink and beautiful tile work on the floors and bathtub surround.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425346  |
| Price          | \$137,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 672       |
| Acres          | 0.00      |
| Year Built     | 1970      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 160 8745 165 Street  |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2R7              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator |
| 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 |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete  |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 22          |
| Condo Fee      | \$346            |

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