

## \$169,900 - 165 8745 165 Street, Edmonton

MLS® #E4449499

**\$169,900**

2 Bedroom, 1.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Perfect investment for investors or first time home buyer, Newly renovated 16th 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® #         | E4449499               |
| Price          | \$169,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 887                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 165 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, Security Door, Storage-Locker Room |
| Parking Spaces | 1                                                                    |
| Parking        | Stall                                                                |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave 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 & 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 22nd, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 22         |
| Condo Fee      | \$471           |

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 August 17th, 2025 at 2:17am MDT