

## \$145,000 - 84 8735 165 Street, Edmonton

MLS® #E4465275

**\$145,000**

1 Bedroom, 1.00 Bathroom, 675 sqft

Condo / Townhouse on 0.00 Acres

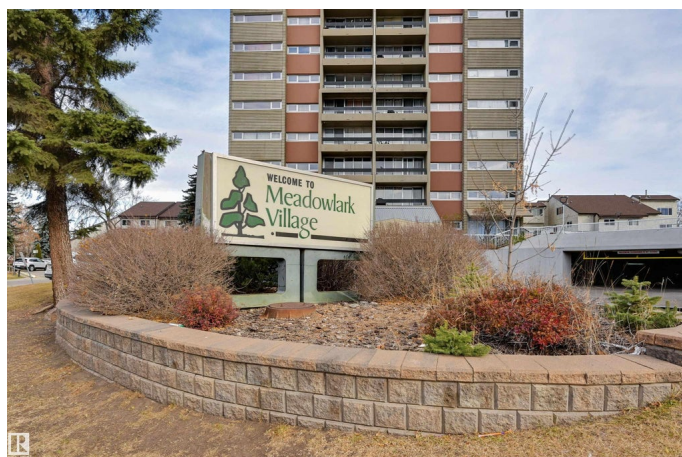
West Meadowlark Park, Edmonton, AB

Check out this spacious 1-bedroom condo in a concrete building. The living room is a grand space with doors that open wide to a large Southeast-facing balcony with unobstructed, stunning views. Great living with an upgraded kitchen, new countertop, newer fixtures, freshly painted, lots of closet built-ins, and new flooring. The large primary bedroom fits a king-sized bed and has a large closet, and an additional 4-piece upgraded bathroom completes this home. There is plenty of in-suite storage along with assigned storage in the basement. The unit comes with 1 assigned covered parking stall. Low condo fees cover all utilities: heat, water, and power. This home is move-in ready with quick possession available. Great location; bus stop at your door, walking distance to Misericordia Hospital, upcoming LRT station, WEM, and schools. Easy access to Whitemud Dr. and Anthony Henday. A wonderful opportunity for inexpensive and convenient living.

Built in 1970

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465275  |
| Price     | \$145,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 675                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 84 8735 165 Street   |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2R6              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, Parking-Visitor, Security Door |
| Parking Spaces | 1                                                     |
| Parking        | Stall                                                 |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 17                                                          |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                |
| Exterior Features | Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel                                                                                            |
| Construction      | Concrete                                                                                                |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 22            |
| Condo Fee      | \$377              |

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Listing information last updated on November 20th, 2025 at 11:02pm MST