

## \$169,900 - 75 8735 165 Street, Edmonton

MLS® #E4459171

**\$169,900**

2 Bedroom, 1.00 Bathroom, 875 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Renovated 2-bedroom high-rise condo near WEM, schools, parks, shops, Misericordia Hospital, and the upcoming LRT. Bright and freshly painted with new vinyl plank floors, baseboards, light fixtures, and ceramic tile in the entry, hall, and kitchen. Spacious living room with large windows, dining area, and sliding door to a covered southwest-facing balcony. Open kitchen features newer wood cabinets, tiled backsplash, and a nearly new stove, dishwasher, and hood fan. Bedrooms have large windows and new closet doors. Bathroom upgraded with full-height ceramic tile. Professionally managed building with newer windows, 2 elevators, onsite management, and a large laundry room. Low condo fees include heat, water, power, parking, exterior maintenance, and landscaping. Covered assigned parking stall. Perfect as a starter home or smart investment!!!

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459171  |
| Price      | \$169,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 875                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 75 8735 165 Street   |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2R6              |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Parking-Visitor, Security Door, See Remarks |
| Parking Spaces | 1                                           |
| Parking        | Parkade, Stall                              |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition                                                                        |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                 |
| Construction      | Concrete, Composition                                                                        |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 22              |
| Condo Fee      | \$471                |

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Listing information last updated on October 28th, 2025 at 3:32am MDT