

# \$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

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