

## \$225,000 - 2b Meadowlark Village, Edmonton

MLS® #E4447891

**\$225,000**

2 Bedroom, 1.00 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

A fantastic investment opportunity awaits you here in Meadowlark Village! This 2-story townhome features a wonderful floor plan and includes a galley kitchen with stainless appliances & separate dinette, a large living room with sliding patio doors leading out to the SOUTH-FACING yard & patio, main-floor laundry, open-riser staircase leading to the upper-level, top-floor den/storage room, 4pc bath, and 2 sizeable bedrooms. Complete with an assigned parking stall located right outside your door, this home is perfectly situated within walking distance to schools, shopping, WEM, public transit (including the new Valley Line West LRT expansion), and includes easy access to the Whitemud Drive for daily commutes.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447891  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,138     |
| Acres          | 0.00      |
| Year Built     | 1970      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2b Meadowlark Village |
| Area        | Edmonton              |
| Subdivision | West Meadowlark Park  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5X3               |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, See Remarks |
| Parking   | No Garage, Stall, See Remarks                       |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 22         |
| Condo Fee      | \$223           |

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Listing information last updated on August 20th, 2025 at 7:02pm MDT