

# \$144,900 - 80 8745 165 Street, Edmonton

MLS® #E4450080

## \$144,900

1 Bedroom, 1.00 Bathroom, 682 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Tastefully Upgraded One-Bedroom in Prime Meadowlark Location! This spacious 682 sq.ft. one-bedroom condo offers a unique raised living room and bedroom layout, creating an open and airy feel. Enjoy stylish laminate and tile flooring throughout, a luxurious jetted tub in the master ensuite, and sweeping unobstructed views of the city. The low condo fee covers all utilities—heat, water, and electricity—making it an excellent value. Conveniently located within walking distance to West Edmonton Mall and the upcoming Valley Line LRT station. Perfect for first-time buyers, downsizers, or investors!

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450080               |
| Price          | \$144,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 682                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 80 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, Storage-Locker Room |
| Parking   | Stall                                                 |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, 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 28th, 2025 |
| Days on Market | 23              |

|           |         |
|-----------|---------|
| Zoning    | Zone 22 |
| Condo Fee | \$377   |

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Listing information last updated on August 20th, 2025 at 5:17pm MDT