

## \$99,900 - 13 8745 165 Street, Edmonton

MLS® #E4465108

**\$99,900**

1 Bedroom, 1.00 Bathroom, 741 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

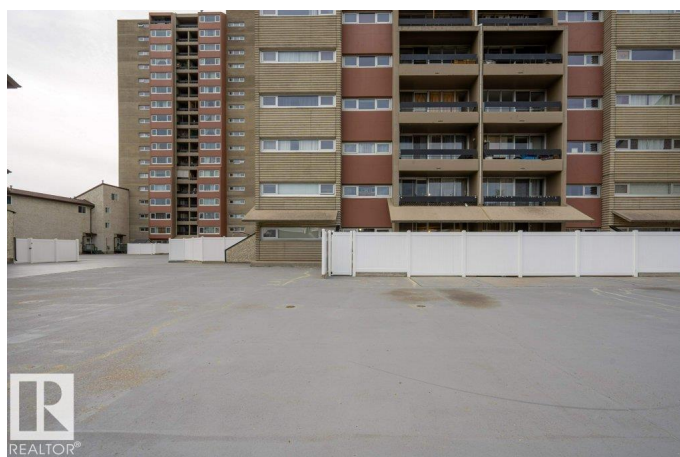
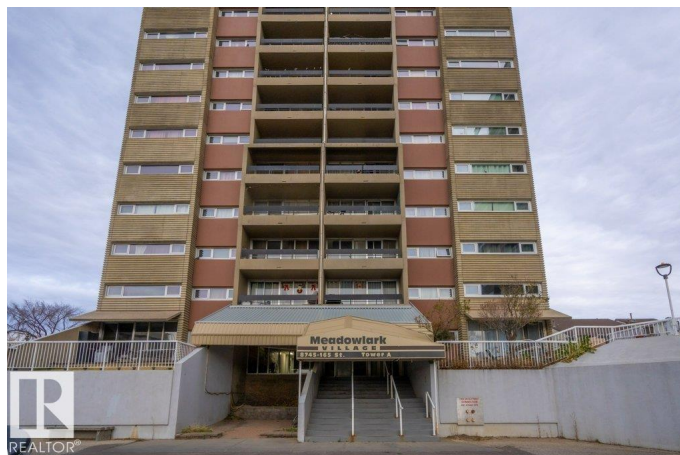
Foreclosure Opportunity â€” Meadowlark Village (Tower A) Spacious one-bedroom condo featuring a large living room with patio doors and a generous master bedroom. The unit requires some updatingâ€”perfect for adding your personal touch and creating your ideal space. Conveniently located within walking distance to the Misericordia Community Hospital, close to public transit, Jasper Place Leisure Centre, and West Edmonton Mall. Great potential for investors or first-time buyers looking for value and location!

Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465108               |
| Price          | \$99,900               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 741                    |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 13 8745 165 Street   |
| Area        | Edmonton             |
| Subdivision | West Meadowlark Park |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 2R7              |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### **Interior**

|              |                   |
|--------------|-------------------|
| Appliances   | See Remarks       |
| Heating      | See Remarks       |
| # of Stories | 16                |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior          | Concrete, Stucco |
| Exterior Features | See Remarks      |
| Roof              | Roll Roofing     |
| Construction      | Concrete, Stucco |
| Foundation        | Slab             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 22            |
| Condo Fee      | \$400              |

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Listing information last updated on November 16th, 2025 at 5:02am MST