

## \$190,000 - Meadowlark Village, Edmonton

MLS® #E4445847

**\$190,000**

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Discover your new home! This affordable townhome shines with updated modern luxury vinyl plank flooring, newer casings, baseboards, and interior doors. In 2022, this unit was upgraded with some BIG TICKET ITEMS. Featuring all new appliances (except stove as it was newer when purchased), plus a new furnace and hot water tank for peace of mind. The spacious, bright interior provides plenty of room to build equity or grow your investment portfolio. Located just a short walk to West Edmonton Mall and Misericordia Hospital, it's perfect for busy professionals. Enjoy quick access to the Whitemud and Henday for seamless commuting. Plus, with low condo fees maintaining your home is affordable. ALSO a pet friendly complex. This is an opportunity you won't want to miss!

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445847  |
| Price          | \$190,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,073     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1970              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

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

### Amenities

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

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 22        |
| Condo Fee      | \$223          |

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