

## \$250,000 - 1f Meadowlark Village, Edmonton

MLS® #E4449616

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,674 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This beautifully renovated 3-bed, 1.5-bath, 3-storey townhouse is perfect for first-time home buyers, families, or savvy investors. Step into a freshly updated home featuring a brand-new kitchen with stainless steel appliances, new bathrooms, new vinyl plank flooring in high-traffic areas, carpet throughout the rest and fresh paint from top to bottom. The main floor offers a bright, open-concept layout with a spacious living room, dining area, updated half bath with laundry, and direct access to the sunny, south-facing fenced yard with a deck. Upstairs, you'll find three beds - including the primary - and a lovely 4-pc bath. The top level features an expansive loft offering incredible flexibility: a second living room, home gym, or office. There's even attic access with plenty of storage space or the potential for that dream closet. Conveniently located just minutes from the future LRT, West Edmonton Mall, the Misericordia Hospital, schools, parks, and shopping, this is west-end living at it's best.

Built in 1970

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449616  |
| Price    | \$250,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,674             |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1f Meadowlark Village |
| Area        | Edmonton              |
| Subdivision | West Meadowlark Park  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5X3               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Stall                                |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 3                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | None, No Basement                                                              |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                              |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Brick, Stucco, Vinyl                              |
| Foundation        | Concrete Perimeter                                      |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Aleda Patterson |
| Middle     | Alex Janvier    |
| High       | Jasper Place    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 22         |
| Condo Fee      | \$316           |

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Listing information last updated on August 16th, 2025 at 1:17am MDT