

## \$249,900 - 4c Meadowlark Village, Edmonton

MLS® #E4439652

**\$249,900**

2 Bedroom, 1.50 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

FANTASTIC OPPORTUNITY ! Perfect for the first time buyers, young families, or savvy investors - this beautifully renovated and upgraded townhouse is ideally located just minutes from West Edmonton Mall, Misericordia Hospital, top rated schools, parks, shopping, and public transportation. Townhouse has a Very nice newly fenced backyard . Enjoy modern updates, a convenient layout, and an unbeatable location in one of the Edmonton's most desirable west-end neighbourhoods. Very low condo fees in this well established Condo Corporation, with a good Reserve fund and all major work done ( new roofs, fences, windows, doors, siding/stucco).

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439652  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,023     |
| Acres          | 0.00      |
| Year Built     | 1970      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4c Meadowlark Village |
| Area        | Edmonton              |
| Subdivision | West Meadowlark Park  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5X3               |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Patio, Storage-In-Suite |
| 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 | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                              |
| Foundation        | Slab                                                                                                                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 22        |
| Condo Fee      | \$223          |

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Listing information last updated on June 12th, 2025 at 9:48am MDT