

## \$209,900 - 23e Meadowlark Village, Edmonton

MLS® #E4425639

**\$209,900**

3 Bedroom, 1.00 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This PET FRIENDLY, 3 BDRM with PARK LIKE FENCED YARD offers everything that you have been searching for! You will immediately notice the UPGRADED KITCHEN which is complete with CRISP WHITE CABINETRY. The kitchen opens to the DINING WITH LARGE WINDOW. LAMINATE FLOORS lead you into the SPACIOUS LIVING ROOM that is ready for your full sized furniture. All WINDOWS HAVE BEEN UPDATED, INCLUDING THE LARGE PATIO DOOR that allows natural light to shine in. NEW VINYL FENCING frames the large private yard! All of the bedrooms have QUIET EXPOSURE OVERLOOKING THE GREENSPACE, including the 3RD BDRM WITH FLEX SPACE on the UPPER PRIVATE LEVEL. Perfect for those looking to MOVE IN AND RELAX, and also IDEAL FOR THOSE LOOKING FOR A REVENUE PROPERTY; this home has EXCELLENT LONG TERM TENANTS with an INCOME GENERATING TENANCY THAT CAN BE ASSUMED. A WELL MANAGED ESTABLISHED CONDO with IMPORTANT UPGRADES COMPLETED, plus a LOW & STABLE CONDO FEE! Easy access to DOWNTOWN, SHOPPING, TRANSIT, MISERICORDIA, UofA, & RIVER VALLEY!

Built in 1970



## Essential Information

MLS® #	E4425639
Price	\$209,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,223
Acres	0.00
Year Built	1970
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 and Half Storey
Status	Active

## Community Information

Address	23e Meadowlark Village
Area	Edmonton
Subdivision	West Meadowlark Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2R6

## Amenities

Amenities	Closet Organizers, Patio, Storage-In-Suite, See Remarks
Parking	Stall

## Interior

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

## Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Meadowlark  
Middle Hillcrest  
High Jasper Place

### **Additional Information**

Date Listed March 14th, 2025  
Zoning Zone 22  
Condo Fee \$269

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