

# \$189,000 - 3e Meadowlark Village, Edmonton

MLS® #E4450535

**\$189,000**

2 Bedroom, 1.00 Bathroom, 1,015 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

This property has been lovingly updated over the years, showcasing modern upgrades like new kitchen cabinets installed in 2021 and a brand-new furnace and hot water tank in 2024.

What truly sets this home apart is the stunning yard: a gardenerâ€™s paradise! Bursting with vibrant flowers, lush greenery, and a delightful patio area, itâ€™s a serene retreat where you can unwind and enjoy a little slice of your own paradise. The seller takes immense pride in this outdoor oasis, and itâ€™s easy to see why! Nestled just minutes from West Edmonton Mall, the Misericordia Community Hospital, and a variety of shops and restaurants, youâ€™ll have everything you need at your fingertips. With easy access to public transit and major routes like the Whitemud Freeway, commuting is a breeze.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450535  |
| Price          | \$189,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,015     |
| Acres          | 0.00      |
| Year Built     | 1970      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3e 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   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | None, No Basement                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### School Information

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 22 |
| Condo Fee      | \$223   |

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Listing information last updated on August 4th, 2025 at 6:47am MDT