

## \$218,000 - 11a Meadowlark Village, Edmonton

MLS® #E4438297

**\$218,000**

2 Bedroom, 1.50 Bathroom, 1,459 sqft  
Condo / Townhouse on 0.00 Acres

West Meadowlark Park, Edmonton, AB

Charming Fixer-Upper with Great Potential in Meadowlark Village Opportunity knocks in desirable Meadowlark Village! This 3-story + loft townhome offers over 1450 SQ Ft of living space and endless potential for investors or handy homeowners. Built in 1970, this 2-bedroom, 2-bathroom property is a true diamond in the rough, perfect for those looking to add value through renovations. Featuring a unique multi-level layout, the home provides ample space and character. The loft adds versatility—ideal for a home office, studio, or additional living area. While the home requires TLC, it would be fantastic as a rental property or for first-time buyers looking to build equity. Situated in a prime west Edmonton location, you're just minutes from West Edmonton Mall, public transit, schools, and all essential amenities. Comes with one designated parking space. Don't miss out on this affordable entry into a well-established neighbourhood with strong rental demand. Bring your vision to life!

Built in 1970

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438297  |
| Price    | \$218,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,459             |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11a Meadowlark Village |
| Area        | Edmonton               |
| Subdivision | West Meadowlark Park   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T4R 5X3                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                24  
Zoning                              Zone 22  
Condo Fee                        \$279

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