

## \$209,000 - 11a Meadowlark Village, Edmonton

MLS® #E4438297

**\$209,000**

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 \$209,000

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                52  
Zoning                              Zone 22  
Condo Fee                        \$279

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 14th, 2025 at 5:47am MDT