

## **\$245,000 - 207 8956 156 Street, Edmonton**

MLS® #E4410399

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Meadowlark Park (Edmonton), Edmonton, AB

The Renaissance at Meadowlark has many advantages. First, location. Central to all things West End and 10 min to downtown. Next door to Meadowlark Medical Centre with labs, doctors, imaging, pharmacy and more! Second, the amenities. This complex has the best amenities building in the City. Pool tables, sauna, library, fully equipped gym, kitchen facilities and a party room that seats 100. Plus weekly and monthly activities ranging from pool games to aerobics to Whist or crafting group. Monthly potlucks as well as special event socials. Third, the unit. This great 2 bedroom plus den, 2 bathroom unit has open concept great room with brand new linoleum, in kitchen and dining area. Primary bedroom has ensuite with additional linen cabinets and a walk through closet. Spacious 2nd bedroom has more storage with double closet. Three piece bath is adjacent for guest use. Den and in suite laundry are additional perks. Underground parking stall has storage locker in front. Immediate possession is available!

Built in 2001

### **Essential Information**

MLS® # E4410399

Price \$245,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 207 8956 156 Street        |
| Area        | Edmonton                   |
| Subdivision | Meadowlark Park (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5R 5Z6                    |

### Amenities

|                |                                                                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Car Wash, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Social Rooms, Sprinkler System-Fire, Television Connection, Vinyl Windows, Workshop, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                 |
| Parking        | Underground                                                                                                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | In Floor Heat System, Natural Gas                                                                                                    |
| # of Stories      | 4                                                                                                                                    |
| Stories           | 1                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2024 |
| Days on Market | 184                |
| Zoning         | Zone 22            |
| Condo Fee      | \$598              |

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Listing information last updated on April 17th, 2025 at 4:32am MDT