

## \$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	171
Zoning	Zone 22
Condo Fee	\$598

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