

## \$187,500 - 308 8931 156 Street, Edmonton

MLS® #E4456088

**\$187,500**

1 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Jasper Park, Edmonton, AB

Welcome to The Californian Meadowlark! This stunning PENTHOUSE condo offers an EAST-FACING CITY VIEW overlooking charming homes and green park space. With soaring 9FT CEILINGS and an OPEN, BRIGHT floor plan - the spacious DEN can easily serve as a second bedroom or private office. The inviting living room features a CORNER FIREPLACE, while the huge balcony (with BBQ gas line) is perfect for entertaining. The FULL-SIZE KITCHEN includes a large wrap-around BREAKFAST BAR, STAINLESS STEEL APPLIANCES, and tile backsplash. Enjoy the convenience of INSUITE LAUNDRY, Storage Room with your UNDERGROUND TITLED PARKING, AMENITY ROOM, Workout Room, and CAR WASH. Safe, secure, and in an unbeatable location—just STEPS to Meadowlark Shopping Centre, close to West Edmonton Mall, MacEwan West Campus, and a direct bus ride downtown. A rare opportunity and an excellent choice for INVESTORS or first-time buyers!

Built in 2007

### Essential Information

MLS® # E4456088

Price \$187,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 308 8931 156 Street |
| Area        | Edmonton            |
| Subdivision | Jasper Park         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 1Y6             |

### **Amenities**

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Ceiling 9 ft., Exercise Room, Intercom, Parking-Plug-Ins, Security Window Bars |
| Parking   | Underground                                                                              |

### **Interior**

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | In Floor Heat System, Natural Gas                                                    |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Corner, Insert                                                                       |
| # of Stories | 3                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 22             |
| Condo Fee      | \$584               |

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 October 14th, 2025 at 9:17pm MDT