

## \$165,000 - 7805 159 Street, Edmonton

MLS® #E4434717

**\$165,000**

3 Bedroom, 1.50 Bathroom, 1,199 sqft

Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Attention Investors and Home Buyers!  
Welcome to Country Club Estates in prestigious Patricia Heights. This bright 2-story Condo unit offers 3 spacious bedrooms, 1.5 baths, a sunny private terrace, and a comfortable interior. Perfectly situated near river valley trails, parks, and transit to U of A, Downtown, Misericordia Hospital, and West Edmonton Mall. The well-managed complex boasts major upgrades, including new windows, patio doors, siding, and roof.

Built in 1971

### Essential Information

MLS® #	E4434717
Price	\$165,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,199
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active



## Community Information

Address	7805 159 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E1

## Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Stall

## Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	2
Stories	2
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 6th, 2025
Days on Market	40
Zoning	Zone 22
Condo Fee	\$651

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Listing information last updated on June 15th, 2025 at 4:17pm MDT