# \$165,000 - 216 7835 159 Street, Edmonton

MLS® #E4436170

# \$165,000

3 Bedroom, 1.50 Bathroom, 1,205 sqft Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Attention Investors & Home Buyers! Welcome to Country Club Estates in the sought-after community of Patricia Heights. This bright and spacious 2-storey condo features 3 generous bedrooms, 1.5 baths, and a sunny private terraceâ€"perfect for relaxing or entertaining. Ideally located near scenic river valley trails, parks, and convenient transit to the U of A, Downtown, Misericordia Hospital, and West Edmonton Mall. The well-managed complex has undergone significant upgrades, including new windows, patio doors, siding, and roofâ€"offering peace of mind and long-term value.



#### **Essential Information**

MLS® # E4436170 Price \$165,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,205

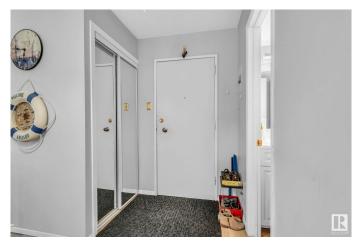
Acres 0.00

Year Built 1971

Type Condo / Townhouse

Sub-Type Lowrise Apartment







Style 2 Storey
Status Active

# **Community Information**

Address 216 7835 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,

Patio, 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 & Damp; Gravel Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 13th, 2025

Days on Market 65

Zoning Zone 22

Condo Fee \$651

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 17th, 2025 at 5:47pm MDT