

## \$164,900 - 204 7825 159 Street, Edmonton

MLS® #E4445136

**\$164,900**

2 Bedroom, 1.50 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

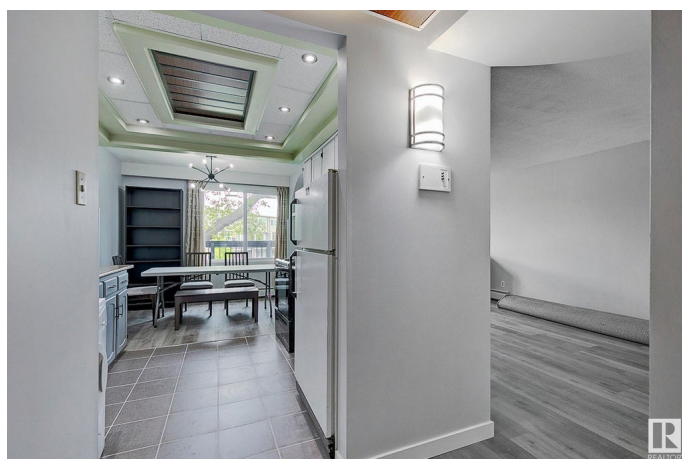
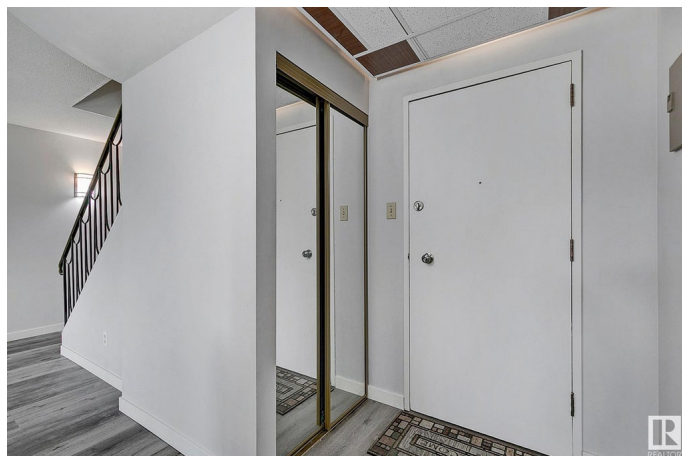
Patricia Heights, Edmonton, AB

This 2nd floor condo will blow you away! Located in sought-after Patricia Heights, this 2 bedroom (plus den), 1.5 bathroom, incredibly unique 2 story walk up is bright, open and will feel like a rarity from the moment you pass through the front door. All the living spaces and rooms are oversized (the secondary bedroom boasts a connected dressing room/nursery or den/office that also extends to a massive walk in closet creating versatility not normally found in a unit this size.) Overall highlights are inclusive of an abundance of storage in addition to a balcony that runs the length of the unit, just off the dinette, with a glorious view of the pocket park! This unit screams value and the location is exceptional. Close to the upcoming Meadowlark LRT, 15 minute ride to U of A, direct central access to downtown without taking freeway and a hop, skip and jump to WEM! All this and in a neighborhood with the best river valley trail access in the city! - Don't miss out!

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445136  |
| Price     | \$164,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,029             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 7825 159 Street |
| Area        | Edmonton            |
| Subdivision | Patricia Heights    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 2E1             |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Stall                                                                                                                        |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Curtains and Blinds |
| Heating      | Baseboard, Natural Gas                                                        |
| # of Stories | 3                                                                             |
| Stories      | 2                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Rio Terrace / Lynnwood |
| Middle     | Laurier Heights        |
| High       | JP/FX                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 22         |
| Condo Fee      | \$575           |

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Listing information last updated on August 5th, 2025 at 3:17pm MDT