

# **\$149,000 - 216 7835 159 Street, Edmonton**

MLS® #E4462425

**\$149,000**

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

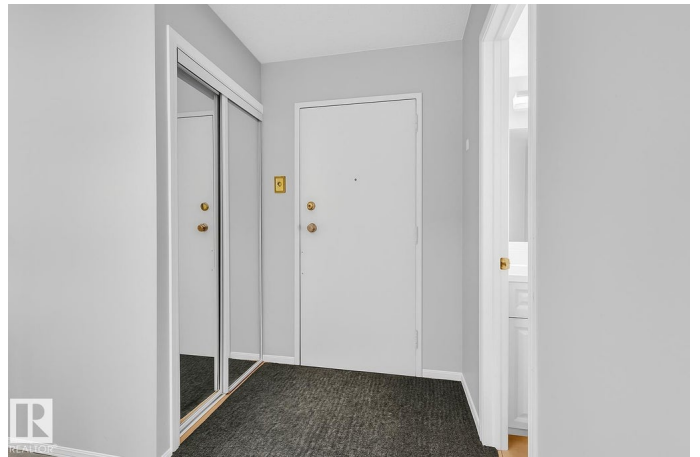
Patricia Heights, Edmonton, AB

Freshly Painted | New Carpet | Renovated Bathrooms | Immediate Possession! Don't miss this rare 2nd-floor condo in sought-after Patricia Heights—ideal for investors or first-time buyers! This bright and stylish 2-storey walk-up offers 3 bedrooms, 1.5 bathrooms, and spacious living areas with plenty of storage. Enjoy the full-length balcony. Prime location—close to the future Meadowlark LRT, 15 mins to U of A, with easy access to Downtown, Misericordia Hospital & West Edmonton Mall. Close to river valley trails and parks!

Built in 1971

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462425          |
| Price          | \$149,000         |
| 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 | Deck, Detectors Smoke |
| Parking   | Stall                 |

## Interior

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

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                |
| Construction      | Wood, Brick, Vinyl                          |
| Foundation        | Wood                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 22            |
| Condo Fee      | \$651              |

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Listing information last updated on October 19th, 2025 at 3:17am MDT