# \$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

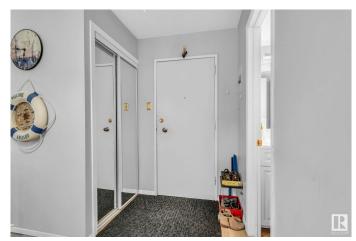
Acres 0.00

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 61

Zoning Zone 22

Condo Fee \$651

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