

# **\$1,050,000 - 16111 Patricia Drive, Edmonton**

MLS® #E4436702

**\$1,050,000**

4 Bedroom, 3.50 Bathroom, 2,705 sqft

Single Family on 0.00 Acres

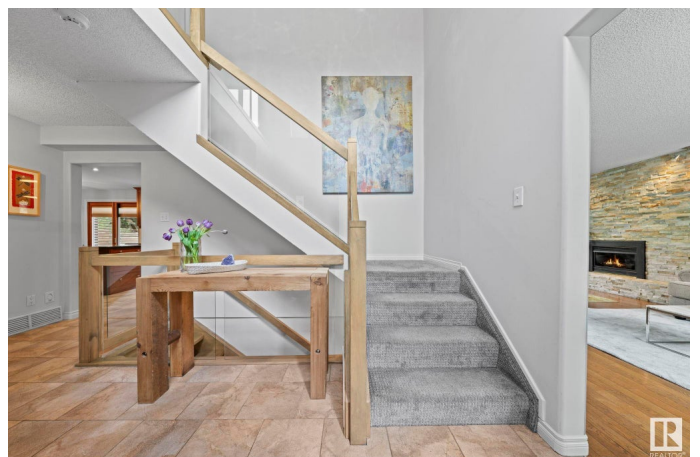
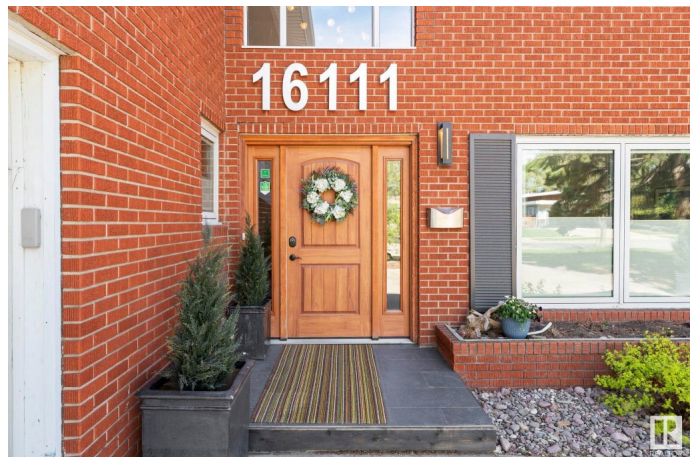
Patricia Heights, Edmonton, AB

The one you've been waiting for! Backing onto Patricia Ravine! This updated 5bd, 3.5ba home offers over 3,800 sqft of gorgeous living space and the backyard of your dreams! The main floor features a spacious living room with a stone gas fireplace, a cherry wood kitchen with granite countertops, and breakfast nook and dining area that lead to a new composite deck with pergola, hot tub, and built-in gas BBQ – perfect for entertaining! A den, large mudroom with extra storage and a powder room complete this level. Upstairs two bedrooms share a huge balcony, and a flex room with built-in cabinetry doubles as a laundry area. The primary suite features bamboo flooring, walk-in closet, private balcony, and a 5pc ensuite. Another bedroom and 4pc bath complete the upstairs. The professionally finished basement (2015) features a rec room with gas fireplace, and a gym/bedroom with cork flooring and 3pc ensuite. A/C, new roof (2020), Pella windows, natural gas firepit and a heated oversized double garage. Welcome home!

Built in 1970

## **Essential Information**

MLS® #	E4436702
Price	\$1,050,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,705
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16111 Patricia Drive
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5N3

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Closet Organizers, Deck, Fire Pit, Hot Tub, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	PatHeights/OurLadyofVic
Middle	Hillcrest, H.E.Berault
High	JasperPl, St.OscarRomero

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	5
Zoning	Zone 22

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Listing information last updated on May 20th, 2025 at 5:32am MDT