

## \$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 terrace—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 roof—offering peace of mind and long-term value.

Built in 1971

### 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 & Gravel  |
| Construction      | Wood, Brick, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 22        |
| Condo Fee      | \$651          |

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Listing information last updated on June 3rd, 2025 at 1:32am MDT