

## \$164,500 - 216 7835 159 Street, Edmonton

MLS® #E4452561

**\$164,500**

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

Patricia Heights, Edmonton, AB

Quick possession!! This unique 2nd-floor condo in the highly sought-after community of Patricia Heights is a rare find and perfect for both investors and first-time buyers. Featuring a unique two-story walk-up layout, this bright and open home offers three spacious bedrooms, 1.5 renovated bathrooms, and oversized living areas that provide plenty of room to relax and entertain. The abundance of storage and a full-length balcony off the dining area add both convenience and charm. The location is unbeatable—steps from the upcoming Meadowlark LRT, only 15 minutes to the University of Alberta, with direct central access to downtown, and just minutes from West Edmonton Mall. Outdoor enthusiasts will appreciate the proximity to some of the city's best river valley trails. Combining lifestyle, space, and excellent income potential, this condo is an opportunity you won't want to miss.

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452561  |
| Price      | \$164,500 |
| 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    | August 12th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 22           |
| Condo Fee      | \$651             |

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Listing information last updated on August 20th, 2025 at 11:02am MDT