

## \$164,900 - 204 7825 159 Street, Edmonton

MLS® #E4445136

**\$164,900**

2 Bedroom, 1.50 Bathroom, 1,029 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

This 2nd floor condo will blow you away! Located in sought-after Patricia Heights, this 2 bedroom (plus den), 1.5 bathroom, incredibly unique 2 story walk up is bright, open and will feel like a rarity from the moment you pass through the front door. All the living spaces and rooms are oversized (the secondary bedroom boasts a connected dressing room/nursery or den/office that also extends to a massive walk in closet creating versatility not normally found in a unit this size.) Overall highlights are inclusive of an abundance of storage in addition to a balcony that runs the length of the unit, just off the dinette, with a glorious view of the pocket park! This unit screams value and the location is exceptional. Close to the upcoming Meadowlark LRT, 15 minute ride to U of A, direct central access to downtown without taking freeway and a hop, skip and jump to WEM! All this and in a neighborhood with the best river valley trail access in the city! - Don't miss out!

Built in 1971

### Essential Information

MLS® #	E4445136
Price	\$164,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,029
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

### Community Information

Address	204 7825 159 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E1

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Rio Terrace / Lynnwood
Middle	Laurier Heights
High	JP/FX

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	16
Zoning	Zone 22
Condo Fee	\$575

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