

# **\$149,988 - #208-7835 159 St, Edmonton**

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MLS® #E4421972

**\$149,988**

2 Bedroom, 1.50 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Charming and Meticulously Maintained 2-Bedroom Condo in Patricia Heights  
Welcome to this beautifully maintained, open-concept condo in the family-friendly neighborhood of Patricia Heights. This spacious unit offers a bright living area that seamlessly connects to the modern kitchen, perfect for both relaxation and entertaining. Step outside onto the large balcony and enjoy the peaceful surroundings. Upstairs, you'll find two generously sized bedrooms, including a master retreat with a walk-in closet. The second bedroom, a well-appointed 4-piece bathroom, and additional storage space complete this floor. Convenience is key with in-suite storage, an assigned parking stall (#208) with power, and guest parking available. The building also provides shared laundry facilities for added ease. Located just steps from public transit and offering quick access to West Edmonton Mall, the University of Alberta, hospitals, Downtown, Whitemud Drive, and the scenic River Valley, this home is in an unbeatable location



Built in 1971

## **Essential Information**

MLS® #	E4421972
Price	\$149,988

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

### **Community Information**

Address	#208-7835 159 St
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E1

### **Amenities**

Amenities	Detectors Smoke, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
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	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl

Foundation            Slab

**Additional Information**

Date Listed            February 18th, 2025

Days on Market      24

Zoning                Zone 22

Condo Fee            \$575

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