

## \$165,000 - 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	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	33
Zoning	Zone 22
Condo Fee	\$651

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