

\$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

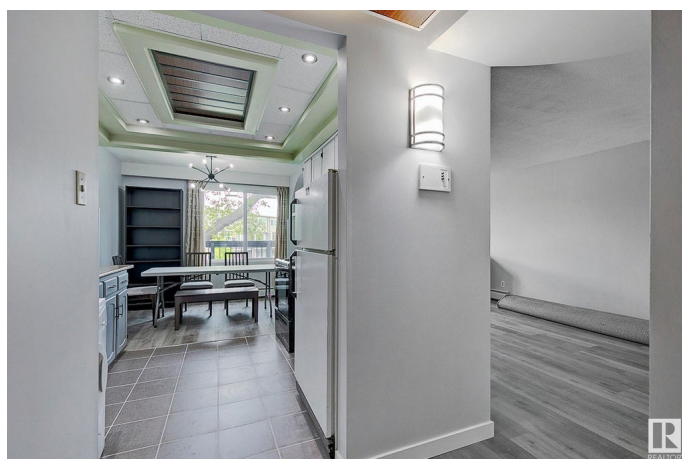
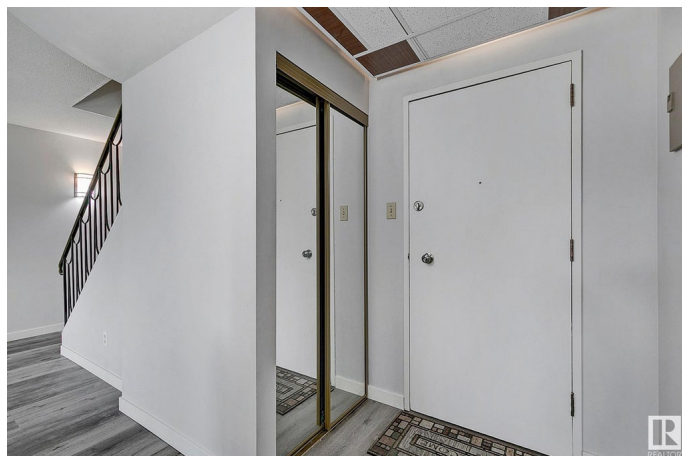
Patricia Heights, Edmonton, AB

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	37
Zoning	Zone 22
Condo Fee	\$575

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 3:17am MDT