

## \$1,200,000 - 16207 Patricia Drive, Edmonton

MLS® #E4448336

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,743 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

The one you've been waiting for on Patricia Drive! This beautiful family home was rebuilt from the studs with a rear addition—creating a light-filled, resort-like space with a flexible layout to fit your family's needs. Step into the beautiful foyer, then up to the spacious dining room with a 3-sided fireplace shared with the chef's kitchen, featuring a gas stove and ample counter space. Step down into the sun-filled flex room with access to the deck, hot tub, and a spa-like 3pc bath. Then cozy-up in the family room with a wood-burning fireplace. Upstairs hosts 3 bedrooms + den and a 5pc bath. The airy primary retreat features a ravine-view wall of windows, 4pc ensuite, and walk-in closet. The basement offers a rec room, bright 4th bedroom, and crawl space for extra storage. The large mudroom leads to the oversized double garage with an extra bay and exposed aggregate drive. Steps to Pat Heights School, scenic ravine trails, and fantastic neighbours! Welcome home!

Built in 1974

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4448336    |
| Price    | \$1,200,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,743                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16207 Patricia Drive |
| Area        | Edmonton             |
| Subdivision | Patricia Heights     |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 5N3              |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Crawl Space, Deck, Dog Run-Fenced In, Vinyl Windows |
| Parking Spaces | 6                                                                      |
| Parking        | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Garage Control, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                |
| Stories           | 3                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial, Finished                                                                                                |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, |

Landscaped, Playground Nearby, Private Setting, Public Transportation,  
Ravine View, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Pat Heights/Lady of Vic    |
| Middle     | Hillcrest/H.E Beriault     |
| High       | Jasper Pl/St. Oscar Romero |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 22         |

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Listing information last updated on August 1st, 2025 at 10:02pm MDT