

## \$1,495,000 - 7 Patricia Place, Edmonton

MLS® #E4452835

**\$1,495,000**

4 Bedroom, 3.00 Bathroom, 2,919 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Private location nestled on Patricia Place with breath taking views located on an 11,845sqft lot backing onto the Patricia/Rio Ravine/River Valley. This stunning home has 4779sqft of finished living space including the walkout basement - 4 beds, 3 baths & an oversized double attached garage. The entire home was designed to capture the beautiful location, from the floor to ceiling windows on the main floor to the oversized windows throughout the home – the view & natural light are always in view. Entering the home, you are welcomed by marble floors & hardwood flooring, bright open spaces - including the living room with 20ft ceilings & the perfectly designed kitchen with ample preparation areas. The dining area, bedroom/home office, 3-piece bath, laundry room & boot room complete the main level. The second level lounge overlooks the living room & captures the view; the spacious primary has 2 walk-in closets & a 5-piece ensuite. The walkout basement has 2 beds, 4-piece bath, family room, movie room & more!

Built in 1987

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4452835    |
| Price    | \$1,495,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,919                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Patricia Place |
| Area        | Edmonton         |
| Subdivision | Patricia Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5Y1          |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Tub, Patio, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached, Heated, Insulated                                                 |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two, Projector |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Mantel, Stone Facing, Tile Surround                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                                                 |
| Construction      | Wood, Metal, Stucco                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Patricia Heights School |
| Middle     | Hillcrest School        |
| High       | Jasper Place School     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 22           |

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Listing information last updated on September 18th, 2025 at 9:17pm MDT