

\$875,000 - 16204 Patricia Drive, Edmonton

MLS® #E4458292

\$875,000

4 Bedroom, 2.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Enjoy the amazing community of Patricia Heights! Walking distance to schools, play ground & splash park, ravine trails & river valley. FULLY renovated 4 level split in the heart of Patricia Heights features 4 bedrooms with the upper level hosting the primary bdrm with 3 pc ensuite bath, 2 additional bdrm's & 4 pc common bath. Main level hosts a formal living room, great room concept living, dining & kitchen with sliding door access to the rear deck, stacked laundry, 2 pc bath & den/bdrm. Basement is finished with a large family room & access to mechanical & crawl space storage. Recent renovations (2022) include shingles, furnace, HWT, windows, doors, flooring, kitchen cabinets, quartz counters, appliances, pot lights, main sewer line & back water valve, all bathrooms, eaves, soffits, rear deck. Recent upgrades AC/heat pump, attic insulation, fence house to garage, Hunter Douglas blinds. Completing this home is a 2 car detached garage, mature landscaping & huge back yard. BEAUTIFUL HOME!!

Built in 1968

Essential Information

MLS® # E4458292

Price \$875,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,781 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16204 Patricia Drive |
| Area | Edmonton |
| Subdivision | Patricia Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 5N5 |

Amenities

| | |
|-----------|--|
| Amenities | Crawl Space, Deck |
| Parking | Double Garage Detached, Front Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings, See Remarks |
| Heating | Forced Air-1, Heat Pump, Natural Gas, See Remarks |
| Fireplace | Yes |
| Fireplaces | Stone Facing, See Remarks |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Schools |

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

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning | Zone 22 |

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