

## \$165,000 - 7805 159 Street, Edmonton

MLS® #E4433332

**\$165,000**

3 Bedroom, 1.50 Bathroom, 1,127 sqft

Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Attention Investors! Welcome to Country Club Estates in prestigious Patricia Heights. This 2 story bright, large 3-bedroom, 1.5 bath corner unit is the perfect opportunity for savvy investors or first time home buyers. The main floor features a spacious living area with oversized windows, a sleek galley kitchen, dining space, guest bathroom, and access to a sunny private patio. Upstairs offers three generous bedrooms, a full bathroom, and a convenient storage room. This unit has been completely well maintained top to bottom. Located steps from off-leash parks and scenic river valley trails, with easy transit access to the University of Alberta, Downtown, Misericordia Hospital, and West Edmonton Mall. The complex is well-managed with major upgrades already completed, including new windows, patio doors, hallway carpet, siding, and roof.

Built in 1971

### Essential Information

MLS® #	E4433332
Price	\$165,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,127
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

### Community Information

Address	7805 159 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E1

### Amenities

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Microwave Hood Fan-Two
Heating	Baseboard, Natural Gas
# of Stories	2
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 27th, 2025
Days on Market	50
Zoning	Zone 22
Condo Fee	\$613

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