

## \$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	14
Zoning	Zone 22

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