

\$164,500 - 216 7835 159 Street, Edmonton

MLS® #E4452561

\$164,500

3 Bedroom, 1.50 Bathroom, 1,205 sqft
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Quick possession!! This unique 2nd-floor condo in the highly sought-after community of Patricia Heights is a rare find and perfect for both investors and first-time buyers. Featuring a unique two-story walk-up layout, this bright and open home offers three spacious bedrooms, 1.5 renovated bathrooms, and oversized living areas that provide plenty of room to relax and entertain. The abundance of storage and a full-length balcony off the dining area add both convenience and charm. The location is unbeatable—steps from the upcoming Meadowlark LRT, only 15 minutes to the University of Alberta, with direct central access to downtown, and just minutes from West Edmonton Mall. Outdoor enthusiasts will appreciate the proximity to some of the city's best river valley trails. Combining lifestyle, space, and excellent income potential, this condo is an opportunity you won't want to miss.

Built in 1971

Essential Information

MLS® #	E4452561
Price	\$164,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

Community Information

Address	216 7835 159 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2E1

Amenities

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

Interior

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

Exterior

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

Additional Information

Date Listed	August 12th, 2025
Days on Market	5
Zoning	Zone 22
Condo Fee	\$651

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