

# \$149,988 - #208-7835 159 St, Edmonton

MLS® #E4421972

**\$149,988**

2 Bedroom, 1.50 Bathroom, 1,060 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Charming and Meticulously Maintained 2-Bedroom Condo in Patricia Heights  
Welcome to this beautifully maintained, open-concept condo in the family-friendly neighborhood of Patricia Heights. This spacious unit offers a bright living area that seamlessly connects to the modern kitchen, perfect for both relaxation and entertaining. Step outside onto the large balcony and enjoy the peaceful surroundings. Upstairs, you'll find two generously sized bedrooms, including a master retreat with a walk-in closet. The second bedroom, a well-appointed 4-piece bathroom, and additional storage space complete this floor. Convenience is key with in-suite storage, an assigned parking stall (#208) with power, and guest parking available. The building also provides shared laundry facilities for added ease. Located just steps from public transit and offering quick access to West Edmonton Mall, the University of Alberta, hospitals, Downtown, Whitemud Drive, and the scenic River Valley, this home is in an unbeatable location

Built in 1971

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4421972  |
| Price  | \$149,988 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | #208-7835 159 St |
| Area        | Edmonton         |
| Subdivision | Patricia Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 2E1          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1  |
| 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 | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Vinyl  |

Foundation            Slab

### **Additional Information**

Date Listed            February 18th, 2025

Days on Market      24

Zoning                Zone 22

Condo Fee            \$575

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Listing information last updated on March 14th, 2025 at 12:02pm MDT