

\$164,900 - 204 7825 159 Street, Edmonton

MLS® #E4445136

\$164,900

2 Bedroom, 1.50 Bathroom, 1,029 sqft
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

This 2nd floor condo will blow you away! Located in sought-after Patricia Heights, this 2 bedroom (plus den), 1.5 bathroom, incredibly unique 2 story walk up is bright, open and will feel like a rarity from the moment you pass through the front door. All the living spaces and rooms are oversized (the secondary bedroom boasts a connected dressing room/nursery or den/office that also extends to a massive walk in closet creating versatility not normally found in a unit this size.) Overall highlights are inclusive of an abundance of storage in addition to a balcony that runs the length of the unit, just off the dinette, with a glorious view of the pocket park! This unit screams value and the location is exceptional. Close to the upcoming Meadowlark LRT, 15 minute ride to U of A, direct central access to downtown without taking freeway and a hop, skip and jump to WEM! All this and in a neighborhood with the best river valley trail access in the city! - Don't miss out!

Built in 1971

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4445136 |
| Price | \$164,900 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,029 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 204 7825 159 Street |
| Area | Edmonton |
| Subdivision | Patricia Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 2E1 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Curtains and Blinds |
| Heating | Baseboard, Natural Gas |
| # of Stories | 3 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Tar & Gravel |

| | |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Rio Terrace / Lynnwood |
| Middle | Laurier Heights |
| High | JP/FX |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 22 |
| Condo Fee | \$575 |

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Listing information last updated on July 27th, 2025 at 4:02am MDT