

## \$142,000 - 216 7835 159 Street, Edmonton

MLS® #E4459534

**\$142,000**

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

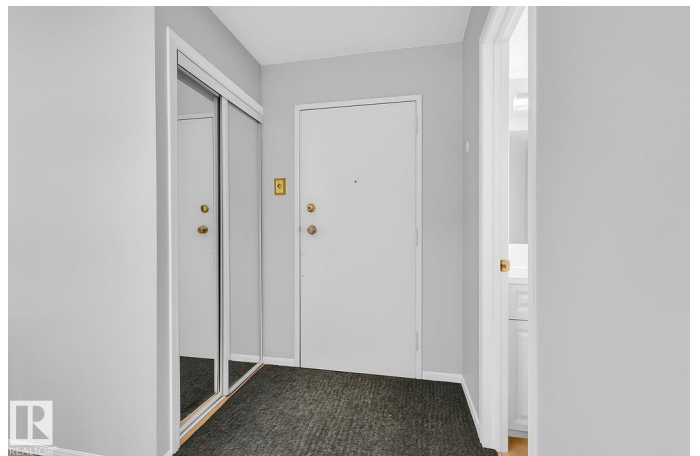
Patricia Heights, Edmonton, AB

Immediate Possession Available! Don't miss this rare 2nd-floor condo in the highly sought-after community of Patricia Heights—a perfect choice for investors or first-time buyers. This bright and stylish two-storey walk-up offers 3 spacious bedrooms, 1.5 renovated bathrooms, and oversized living areas with plenty of room to relax and entertain. You'll love the abundance of storage and the full-length balcony off the dining area—ideal for enjoying morning coffee or evening sunsets. The location is second to none—walking distance from the upcoming Meadowlark LRT, just 15 minutes to the University of Alberta, with direct access to Downtown, Misericordia Hospital, and West Edmonton Mall. Outdoor lovers will appreciate the proximity to the city's best river valley trails and parks. With its blend of lifestyle, space, and excellent income potential—plus the bonus of immediate possession.

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459534  |
| Price     | \$142,000 |
| 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    | September 24th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 22              |
| Condo Fee      | \$651                |

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Listing information last updated on October 7th, 2025 at 5:17am MDT