

## **\$160,000 - 108 7805 159 Street, Edmonton**

MLS® #E4464371

**\$160,000**

2 Bedroom, 1.50 Bathroom, 1,084 sqft  
Condo / Townhouse on 0.00 Acres

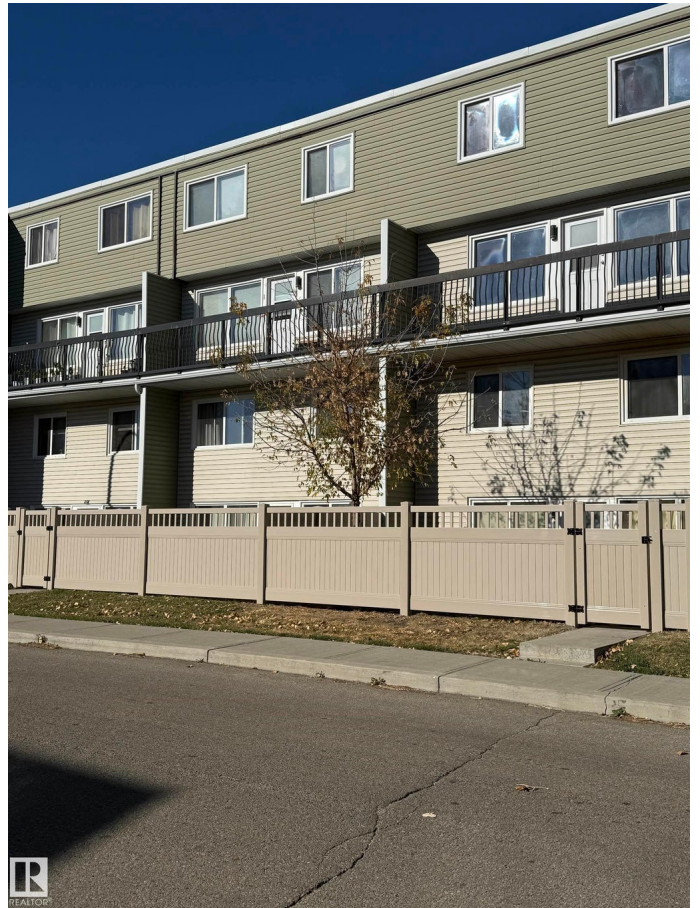
Patricia Heights, Edmonton, AB

Beautifully reno'd 2 bed, 1 and a half baths in prestigious Patricia Hgts. WALK TO MEADOWLARK MALL!! Private and sunny fenced patio has a BRAND NEW FENCE!! Excellent location in the complex (3 fenced patios down from West Entrance area.) Spacious, treed grounds. Electrified stall is included and others can be rented for \$35./month. Lovely, spacious white kitchen with eat at breakfast bar. Stainless appliances and tons of cabinets. Great half bath on main level with the perfectly sized sink for washing the little pets! Main floor dining room fits a large table. Two spacious bedrooms up with a full beautifully renovated bathroom. Amazing mirrored medicine cabinets holds tons of stuff! Vinyl sheet flooring upper level, Composite tile main floor and in bathrooms. Main bedroom has a large walk in closet. This complex is close to excellent schools, shopping, restaurants and hospital. Pets with board approval. Upgrades to bldg. include windows, patio doors, siding, roof, fence. EXCELLENT VALUE!

Built in 1971

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4464371  |
| Price  | \$160,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,084             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 7805 159 Street |
| Area        | Edmonton            |
| Subdivision | Patricia Heights    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 2E1             |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | See Remarks        |
| Parking Spaces | 1                  |
| Parking        | Stall, See Remarks |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                              |
| Stories      | 2                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | None, No Basement                                                              |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                        |
| Exterior Features | Landscaped, No Through Road, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                          |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 22            |
| Condo Fee      | \$556              |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 12:17pm MST