# \$165,000 - 112 7805 159 Street, Edmonton

MLS® #E4433332

### \$165,000

3 Bedroom, 1.50 Bathroom, 1,127 sqft Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Attention Investors! Welcome to Country Club Estates in prestigious Patricia Heights. This 2 story bright, large 3-bedroom, 1.5 bath corner unit is the perfect opportunity for savvy investors or first time home buyers. The main floor features a spacious living area with oversized windows, a sleek galley kitchen, dining space, guest bathroom, and access to a sunny private patio. Upstairs offers three generous bedrooms, a full bathroom, and a convenient storage room. This unit has been completely well maintained top to bottom. Located steps from off-leash parks and scenic river valley trails, with easy transit access to the University of Alberta, Downtown, Misericordia Hospital, and West Edmonton Mall. The complex is well-managed with major upgrades already completed, including new windows, patio doors, hallway carpet, siding, and roof.

Built in 1971

#### **Essential Information**

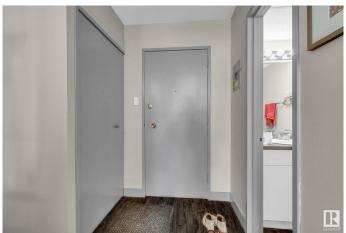
MLS® # E4433332 Price \$165,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1
Half Baths 1







Square Footage 1,127 Acres 0.00 Year Built 1971

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style 2 Storey
Status Active

## **Community Information**

Address 112 7805 159 Street

Area Edmonton

Subdivision Patricia Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5R 2E1

#### **Amenities**

Amenities Closet Organizers, Detectors Smoke, No Animal Home, No Smoking

Home, Parking-Visitor, Patio, Vinyl Windows

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric, Microwave Hood

Fan-Two

Heating Baseboard, Natural Gas

# of Stories 2 Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby

Roof Tar & Direction Tar & Prince Tar & Direction Tar & Direct

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 27th, 2025

Days on Market 54

Zoning Zone 22

Condo Fee \$613

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 June 20th, 2025 at 4:47am MDT