

## \$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

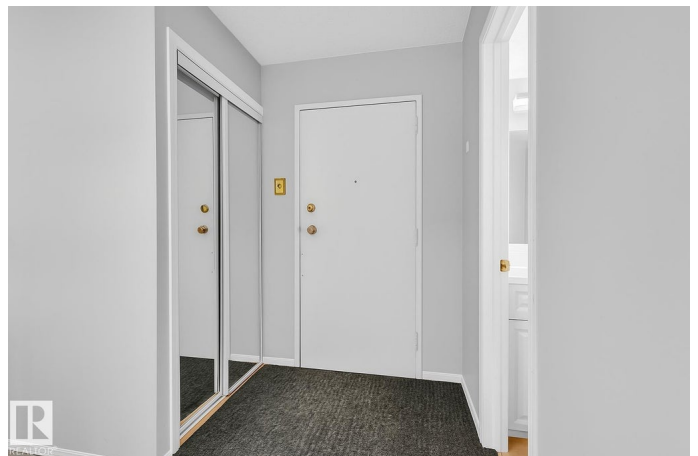
Patricia Heights, Edmonton, AB

Immediate Possession Available! Donâ€™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. Youâ€™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 cityâ€™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	4
Zoning	Zone 22
Condo Fee	\$651

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Listing information last updated on September 28th, 2025 at 1:02am MDT