

## \$165,000 - 108 7805 159 Street, Edmonton

MLS® #E4450156

**\$165,000**

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

Patricia Heights, Edmonton, AB

Beautifully renovated 2 bedroom, 1 and a half bathrooms in prestigious Patricia Heights. Private and sunny fenced patio. Excellent location in the complex (3 fenced patios down from West Entrance area.) Spacious, treed grounds. 1 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. Master 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 and roof.

Built in 1971

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450156  |
| Price     | \$165,000 |
| 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   | 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    | July 29th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 22         |
| Condo Fee      | \$556           |

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Listing information last updated on August 2nd, 2025 at 6:32pm MDT