

# \$165,000 - 202 7805 159 Street, Edmonton

MLS® #E4434717

**\$165,000**

3 Bedroom, 1.50 Bathroom, 1,199 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Attention Investors and Home Buyers!  
Welcome to Country Club Estates in prestigious Patricia Heights. This bright 2-story Condo unit offers 3 spacious bedrooms, 1.5 baths, a sunny private terrace, and a comfortable interior. Perfectly situated near river valley trails, parks, and transit to U of A, Downtown, Misericordia Hospital, and West Edmonton Mall. The well-managed complex boasts major upgrades, including new windows, patio doors, siding, and roof.

Built in 1971

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434717          |
| Price          | \$165,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,199             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 7805 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, 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    | May 6th, 2025 |
| Days on Market | 111           |
| Zoning         | Zone 22       |
| Condo Fee      | \$651         |

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Listing information last updated on August 25th, 2025 at 12:47pm MDT