

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

MLS® #E4433332

\$165,000

3 Bedroom, 1.50 Bathroom, 1,118 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 | 1,118 |
| 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 & Gravel |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 27th, 2025 |
| Days on Market | 38 |
| Zoning | Zone 22 |
| Condo Fee | \$613 |

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Listing information last updated on June 4th, 2025 at 2:47am MDT