

# **\$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 & Gravel  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 50               |
| Zoning         | Zone 22          |
| Condo Fee      | \$613            |

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