

## \$2,250,000 - 7216 156 Street, Edmonton

MLS® #E4441260

**\$2,250,000**

4 Bedroom, 4.50 Bathroom, 3,885 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

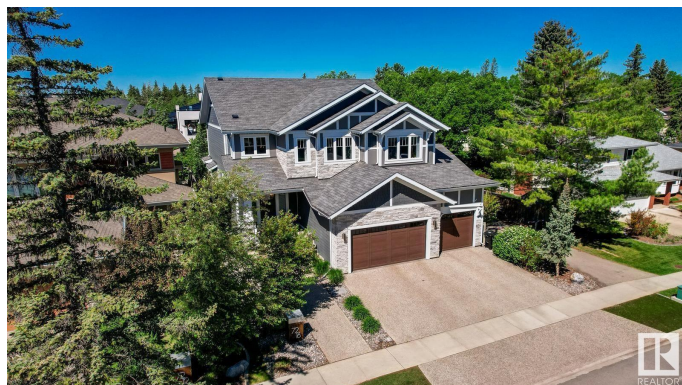
IMAGINE A PLACE! A Beautiful HOME nestled in one of Edmonton's most Peaceful Exclusive areas HILLCREST POINT!

A modern tight knit community of 15 stunning homes rests on top of the River Valley in the mature family neighbourhood of Patricia Heights. This masterfully crafted home offers over 5300 sq ft of impeccably curated living space. 4 Beds(could be 6) - 5 baths. Soaring grand foyer greets you! A walk-through closet to a Triple Over Sized DREAM GARAGE and Dog Run! HEART of the HOME unfolds in an open-concept great room, brick-facing fireplace, 10 ft ceilings, CHEF inspired kitchen with built in MIELE Coffee Station, WOLF gas range, SUBZERO Fridge-Freezer, Wine/Beverage Fridges, 2 MIELE Dishwashers, Butlers & Walk-In Pantries! Upper Level offers 3 Beds 3 Baths incl. sprawling Primary with spa-inspired ensuite - HIS & HERS Walk-In Closets! Laundry Room, home office, family room with hobby alcove. Downstairs Bed/Bath, Recroom with Wet Bar, Gym. Out back to your Private Landscaped Oasis!and MORE!

Built in 2016

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4441260    |
| Price  | \$2,250,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,885                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7216 156 Street  |
| Area        | Edmonton         |
| Subdivision | Patricia Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 4K8          |

### Amenities

|                |                                                                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Barbecue-Built-In, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Front Porch, Hot Water Tankless, Parking-Extra, Smart/Program. Thermostat, Television Connection, Wet Bar |
| Parking Spaces | 6                                                                                                                                                                                                      |
| Parking        | Front Drive Access, Heated, Insulated, Over Sized, Triple Garage Attached                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Freezer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Brick Facing, Glass Door, Mantel                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                                      |
| Construction      | Wood, Hardie Board Siding                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                    |

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | Patricia Heights School |
| Middle     | Hillcrest Jr.Highschool |
| High       | Jasper Place Highschool |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 126            |
| Zoning         | Zone 22        |

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Listing information last updated on October 13th, 2025 at 5:02pm MDT