

\$699,900 - 7316 156 Street, Edmonton

MLS® #E4446654

\$699,900

4 Bedroom, 3.50 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

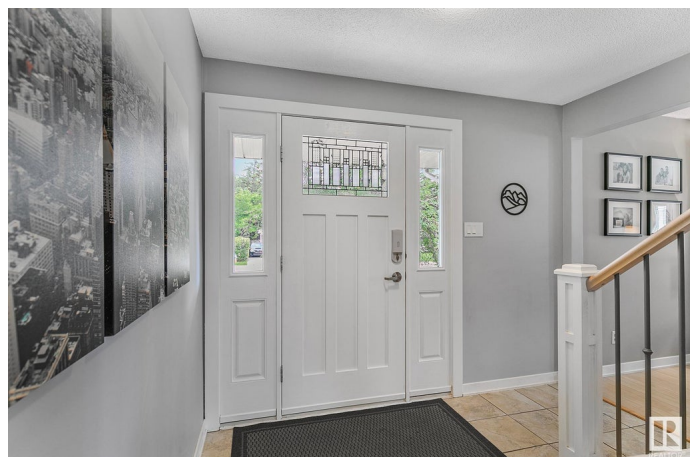
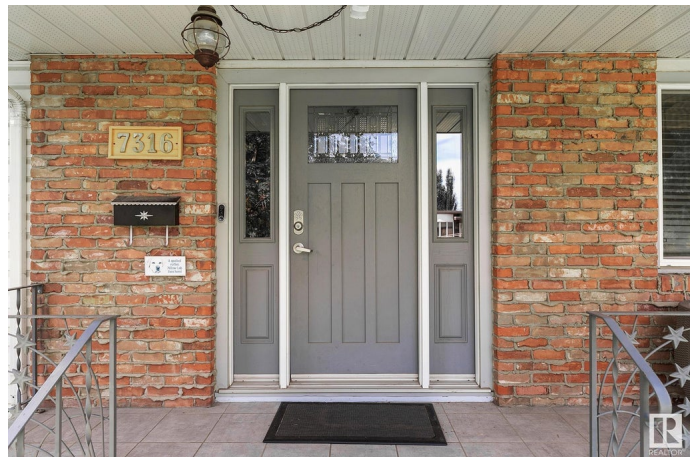
Patricia Heights, Edmonton, AB

Quality, convenience & comfort! Welcome to this immaculately maintained 4 bed 3.5 bath home located in valuable Patricia Heights! This home is perfect for a growing family & will check all of your boxes! Main flr features a cozy family rm anchored by a masonry fireplace with elegant built ins. In addition, an oversized main floor office (could be a possible 5th bdrm) is nestled near the main flr laundry, half bath and convenient back yard access. The kitchen offers plenty of cupboard space & a charming breakfast nook with sink placement noting a lovely view of the WEST FACING BACKYARD. The living rm highlights street scape views & completes the main flr. The upper level boasts 3 ample bedrooms, main bath & owners ensuite while the bsmnt notes an abundance of storage, another full bthrm, 4th bdrm, rec space & additional flex space perfect as a work out rm or yet another bdrm! Close to amenities, bus routes, schools, direct route to downtown & UofA ...less than 1/2 block to river trail access! Make it yours!

Built in 1968

Essential Information

MLS® #	E4446654
Price	\$699,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	7316 156 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1X3

Amenities

Amenities	On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	8
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	68x110
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Rio Terrace/Pat Heights
Middle	Laurier
High	JP/FX

Additional Information

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 22

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Listing information last updated on July 13th, 2025 at 6:17pm MDT