

## \$160,000 - 207 7815 159 Street, Edmonton

MLS® #E4456683

**\$160,000**

2 Bedroom, 1.50 Bathroom, 1,028 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to Patricia Heights! This 2 bedroom, 1.5 bath two-storey condo offers a fantastic layout and a prime location just steps to the river valley and trails with quick access to Whitemud, U of A, and Downtown. The main level features a spacious living room filled with natural light, a convenient 2-piece powder room, and a modern galley-style kitchen with stainless steel appliances, updated backsplash, and plenty of counter space. The dining area opens onto a large private balcony, perfect for relaxing or entertaining. Upstairs you'll find two generous bedrooms including a primary with walk-in closet, a 4-piece bathroom, and extra storage/linen space. Country Club Estate is a pet-friendly, well-managed complex with lots of visitor parking. Surrounded by schools, shopping, restaurants, parks, and amenities, this home is ideal for students, professionals, or small families looking to enjoy one of Edmonton's most desirable communities near the scenic river valley.

Built in 1971

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456683  |
| Price    | \$160,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,028             |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 7815 159 Street |
| Area        | Edmonton            |
| Subdivision | Patricia Heights    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 2E1             |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                                                 |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                           |
| # of Stories | 2                                                           |
| Stories      | 2                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 22             |
| Condo Fee      | \$575               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 3:02pm MDT