

Courtesy Of Jonathan C Hull Of 2% Realty Pro

# \$159,900 - 115 7835 159 Street, Edmonton

MLS® #E4428842

**\$159,900**

3 Bedroom, 1.50 Bathroom, 1,115 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

An exceptional entry level property. You will not find a better priced 3-bedroom home in West Edmonton. Offering one of the best locations in the complex this 2-story end unit apartment is tucked away in the back corner & comes with a walk out patio. Over 1100 sqft, it is spacious enough for families, you will love the private location & bright sunshine coming in to flood your spacious living spaces. There are 3 bedrooms on the second floor along with 4pc main bathroom. Country Club Estates is conveniently located in the neighborhood of Patricia Heights with many great conveniences like public transit out front, shopping close by, Whitemud Freeway access, WEM & schools in the area. One outside energized parking stall, Pets are permitted with board approval & condo fee includes both heat & water.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428842  |
| Price          | \$159,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,115     |
| Acres          | 0.00      |



|            |                       |
|------------|-----------------------|
| Year Built | 1971                  |
| Type       | Condo / Townhouse     |
| Sub-Type   | Lowrise Apartment     |
| Style      | Multi Level Apartment |
| Status     | Active                |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 115 7835 159 Street |
| Area        | Edmonton            |
| Subdivision | Patricia Heights    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 2E1             |

### **Amenities**

|           |       |
|-----------|-------|
| Amenities | Patio |
| Parking   | Stall |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Wood, Brick, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 22         |

Condo Fee            \$613

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Listing information last updated on April 11th, 2025 at 1:47pm MDT