

# \$142,000 - 202 7805 159 Street, Edmonton

MLS® #E4459538

## \$142,000

3 Bedroom, 1.50 Bathroom, 1,199 sqft  
Condo / Townhouse on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to Country Club Estates in the prestigious community of Patricia Heights. This bright and spacious 2-storey condo offers 3 bedrooms, 1.5 baths, a sunny private terrace, and a comfortable interior thatâ€™s perfect for families, first-time buyers, or rental income potential. Ideally located near the river valley trails, parks, U of A, Downtown, Misericordia Hospital, and West Edmonton Mall, this property combines convenience with lifestyle. The well-managed complex has seen significant upgrades, including new windows, fencing, patio doors, siding, and roofâ€”providing peace of mind and long-term value. Whether youâ€™re looking for an affordable entry into homeownership or a smart investment property with strong rental appeal, this opportunity checks all the boxes.

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459538  |
| Price          | \$142,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,199     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1971              |
| Type       | Condo / Townhouse |
| Sub-Type   | Lowrise Apartment |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 7805 159 Street |
| Area        | Edmonton            |
| Subdivision | Patricia Heights    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5R 2E1             |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Stall                                                                            |

### Interior

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

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 22              |

Condo Fee                    \$651

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