

## \$569,000 - 7719 157 Street, Edmonton

MLS® #E4443158

**\$569,000**

4 Bedroom, 2.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to one of Edmonton's most desirable & family-friendly communities—Patricia Heights! This meticulously cared-for 4-bdrm, 2.5-bath, 4-level split offers over 2,500 sq.ft. of warm, functional living space in a quiet, mature neighborhood known for its top-rated schools, scenic ravine access, & strong sense of community. Step inside to gleaming hardwood floors & a bright, spacious living & dining area perfect for gatherings. The sun-filled kitchen offers ample cabinetry, generous counter space, & large window overlooking the lush backyard. On the lower level, a flexible family rm opens directly onto a stunning, park-like yard—ideal for outdoor entertaining. Upstairs, the spacious primary features a walk-in closet, w/ 2 add'l bdrms & 4-PC bath. The finished bsmt includes a cozy rec rm w/ wood F/P, 4th bdrm, playroom & 3 PC bath. Many upgrades thru-out the years including roof (2022), HWT (2022) & fresh paint! Impeccably maintained, this home is a rare find in a coveted location - don't miss your chance!

Built in 1968

### Essential Information

MLS® # E4443158

Price \$569,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	7719 157 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2A1

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Patricia Heights School
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**Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 22

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