

## \$875,000 - 16204 Patricia Drive, Edmonton

MLS® #E4458292

**\$875,000**

4 Bedroom, 2.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Enjoy the amazing community of Patricia Heights! Walking distance to schools, play ground & splash park, ravine trails & river valley. FULLY renovated 4 level split in the heart of Patricia Heights features 4 bedrooms with the upper level hosting the primary bdrm with 3 pc ensuite bath, 2 additional bdrm's & 4 pc common bath. Main level hosts a formal living room, great room concept living, dining & kitchen with sliding door access to the rear deck, stacked laundry, 2 pc bath & den/bdrm. Basement is finished with a large family room & access to mechanical & crawl space storage. Recent renovations (2022) include shingles, furnace, HWT, windows, doors, flooring, kitchen cabinets, quartz counters, appliances, pot lights, main sewer line & back water valve, all bathrooms, eaves, soffits, rear deck. Recent upgrades AC/heat pump, attic insulation, fence house to garage, Hunter Douglas blinds. Completing this home is a 2 car detached garage, mature landscaping & huge back yard. BEAUTIFUL HOME!!

Built in 1968

### Essential Information

MLS® # E4458292

Price \$875,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,781                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16204 Patricia Drive |
| Area        | Edmonton             |
| Subdivision | Patricia Heights     |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5R 5N5              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Crawl Space, Deck                          |
| Parking   | Double Garage Detached, Front Drive Access |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Heat Pump, Natural Gas, See Remarks                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Stone Facing, See Remarks                                                                                                                                                            |
| Stories           | 4                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                        |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Schools |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 22              |

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Listing information last updated on September 21st, 2025 at 8:02am MDT