

\$549,900 - 7719 157 Street, Edmonton

MLS® #E4443158

\$549,900

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 \$549,900



| | |
|----------------|------------------------|
| 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 |
|------------|-------------------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 31 |
| Zoning | Zone 22 |

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