

## \$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 | 62              |
| Zoning         | Zone 22         |

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Listing information last updated on August 20th, 2025 at 4:32pm MDT