

## \$475,000 - 7816 158 Street, Edmonton

MLS® #E4443169

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

This elegant, updated bungalow is tucked away on a quiet crescent in highly desirable Patricia Heights, situated on a spacious pie-shaped lot with a west-facing backyard—ideal for summer evenings and entertaining. Just a short walk to Rio Terrace School, offering both French and German Immersion programs. Inside, the stylish kitchen boasts rich dark cabinetry, granite countertops, dual granite sinks, stainless steel appliances, glass tile backsplash, and updated flooring—all open to the dining and living areas for effortless flow. The main level features three generous bedrooms and a beautifully renovated 4-piece bathroom. The fully finished basement adds a large rec room, a 4th bedroom, and a walk-in shower with glass block accents. With vinyl windows throughout, a new furnace, and an oversized double garage, this move-in ready home offers exceptional value. It's a perfect opportunity for growing families to put down roots in one of Edmonton's most sought-after communities.

Built in 1968

### Essential Information

MLS® # E4443169

Price \$475,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,117
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7816 158 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2B7

### **Amenities**

Amenities	Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Front Drive Access, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, No Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Patricia Heights School
Middle	Hillcrest School
High	Jasper Place School

**Additional Information**

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

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