

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 11:17am MDT