

\$849,900 - 16204 Patricia Drive, Edmonton

MLS® #E4458292

\$849,900

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 \$849,900

Lease Rate \$20



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	32
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 October 20th, 2025 at 12:47pm MDT