

## \$699,900 - 7316 156 Street, Edmonton

MLS® #E4446654

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,000 sqft

Single Family on 0.00 Acres

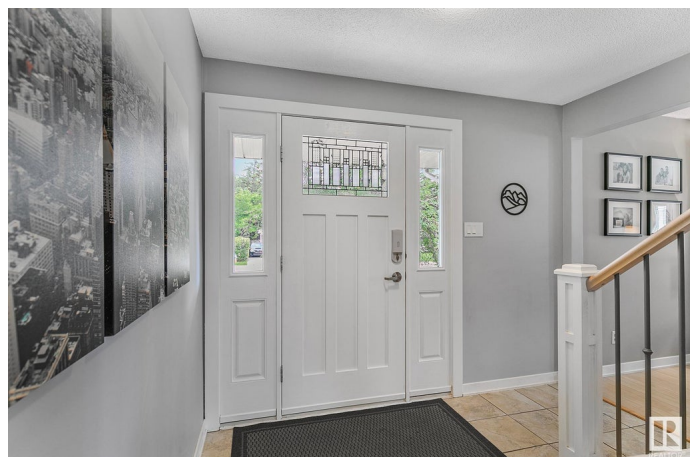
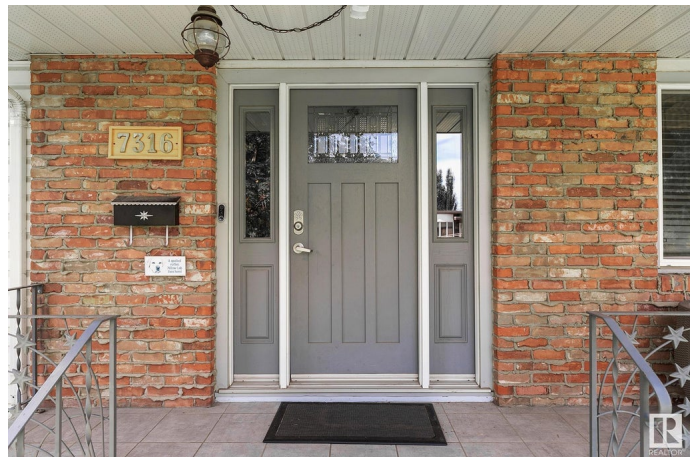
Patricia Heights, Edmonton, AB

Quality, convenience & comfort! Welcome to this immaculately maintained 4 bed 3.5 bath home located in valuable Patricia Heights! This home is perfect for a growing family & will check all of your boxes! Main flr features a cozy family rm anchored by a masonry fireplace with elegant built ins. In addition, an oversized main floor office (could be a possible 5th bdrm) is nestled near the main flr laundry, half bath and convenient back yard access. The kitchen offers plenty of cupboard space & a charming breakfast nook with sink placement noting a lovely view of the WEST FACING BACKYARD. The living rm highlights street scape views & completes the main flr. The upper level boasts 3 ample bedrooms, main bath & owners ensuite while the bsmnt notes an abundance of storage, another full bthrm, 4th bdrm, rec space & additional flex space perfect as a work out rm or yet another bdrm! Close to amenities, bus routes, schools, direct route to downtown & UofA ...less than 1/2 block to river trail access! Make it yours!

Built in 1968

### Essential Information

MLS® #	E4446654
Price	\$699,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,000
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	7316 156 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1X3

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	8
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Masonry
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	68x110
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rio Terrace/Pat Heights
Middle	Laurier
High	JP/FX

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 22

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Listing information last updated on July 12th, 2025 at 9:31pm MDT