

## **\$875,000 - 7717 158 Street, Edmonton**

MLS® #E4431064

**\$875,000**

4 Bedroom, 3.50 Bathroom, 2,228 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Located on a mature tree-lined street, in the desired community of Patricia Heights is this brand new modern 2 storey home. With 9 ft ceilings throughout the main level, loads of windows for natural ambiance. Many upgrades include hardwood flooring throughout the main level & tiled bathrooms. The chefs dream kitchen boasts a huge island, quartz counter tops & w/l pantry. The adjoining dining area has oversized patio doors to the back deck and private yard. Lining room has an electric f/p. The upper level is complete w/ the primary bdrm, 5 pc ensuite, 2 additional good size bdrms, 4pc main bath, bonus rm & laundry room. The fully finished basement has 9ft ceilings , 4th bedroom, rec room with wet bar, full bathroom and loads of storage space. The large backyard is the perfect space for the kids to play or for you to enjoy. Double attached garage completes this home. Close to the whytemud, and to the ravine, schools & all major amenities.

Built in 2024

### **Essential Information**

MLS® #	E4431064
Price	\$875,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7717 158 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2B6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025  
Days on Market 3  
Zoning Zone 22

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