

## **\$875,000 - 16204 Patricia Drive, Edmonton**

MLS® #E4458292

**\$875,000**

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**

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Price \$875,000

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
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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	4
Zoning	Zone 22

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Listing information last updated on September 23rd, 2025 at 4:47am MDT