Courtesy Of Kerri-lyn A Holland Of RE/MAX River City

$1,895,000 - 7 Patricia Place, Edmonton

MLS® #E4436198

$1,895,000
4 Bedroom, 3.00 Bathroom, 2,919 sqft
Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Private location nestled on Patricia Place with breath taking views located on an 11,845sqft lot backing onto the Patricia/Rio Ravine/River Valley. This stunning home has 4779sqft of finished living space including the walkout basement - 4 beds, 3 baths & an oversized double attached garage. The entire home was designed to capture the beautiful location, from the floor to ceiling windows on the main floor to the oversized windows throughout the home â€“ the view & natural light are always in view.Entering the home, you are welcomed by marble floors & hardwood flooring, bright open spaces - including the living room with 20ft ceilings & the perfectly designed kitchen with ample preparation areas. The dining area, bedroom/home office, 3-piece bath, laundry room & boot room complete the main level. The second level lounge overlooks the living room & captures the view; the spacious primary has 2 walk-in closets & a 5-piece ensuite. The walkout basement has 2 beds, 4-piece bath, family room, movie room & more!

Built in 1987

Essential Information

MLS® #	E4436198
Price	$1,895,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,919
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7 Patricia Place
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Y1

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Tub, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two, Projector
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Patricia Heights School
Middle	Hillcrest School
High	Jasper Place School

Additional Information

Date Listed	May 13th, 2025
Days on Market	34
Zoning	Zone 22

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