

## \$2,250,000 - 7216 156 Street, Edmonton

MLS® #E4441260

**\$2,250,000**

4 Bedroom, 4.50 Bathroom, 3,885 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

IMAGINE A PLACE! A Beautiful HOME nestled in one of Edmonton's most Peaceful Exclusive areas HILLCREST POINT!

A modern tight knit community of 15 stunning homes rests on top of the River Valley in the mature family neighbourhood of Patricia Heights. This masterfully crafted home offers over 5300 sq ft of impeccably curated living space. 4 Beds(could be 6) - 5 baths. Soaring grand foyer greets you! A walk-through closet to a Triple Over Sized DREAM GARAGE and Dog Run! HEART of the HOME unfolds in an open-concept great room, brick-facing fireplace, 10 ft ceilings, CHEF inspired kitchen with built in MIELE Coffee Station, WOLF gas range, SUBZERO Fridge-Freezer, Wine/Beverage Fridges, 2 MIELE Dishwashers, Butlers & Walk-In Pantries! Upper Level offers 3 Beds 3 Baths incl. sprawling Primary with spa-inspired ensuite - HIS & HERS Walk-In Closets! Laundry Room, home office, family room with hobby alcove. Downstairs Bed/Bath, Recroom with Wet Bar, Gym. Out back to your Private Landscaped Oasis!and MORE!

Built in 2016

### Essential Information

MLS® #	E4441260
Price	\$2,250,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,885
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7216 156 Street
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4K8

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Front Porch, Hot Water Tankless, Parking-Extra, Smart/Program. Thermostat, Television Connection, Wet Bar
Parking Spaces	6
Parking	Front Drive Access, Heated, Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Freezer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Mantel
Stories	3

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Patricia Heights School
Middle	Hillcrest Jr.Highschool
High	Jasper Place Highschool

## Additional Information

Date Listed	June 9th, 2025
Days on Market	54
Zoning	Zone 22

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