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

MLS® #E4441260

### \$2,250,000

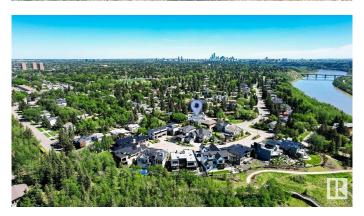
4 Bedroom, 4.50 Bathroom, 3,885 sqft Single Family on 0.00 Acres

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 Oasisâ€land 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 85

Zoning Zone 22

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