



## 7823 160 Street Edmonton AB

\$439,000

Welcome to this beautifully spacious 2-storey home in the highly desirable, mature community of Patricia Heights. The upper floor offers a bright, generously sized primary bedroom with a 2-piece ensuite, 2 additional large bedrooms, and a full bathroom. The main floor is designed for both comfort and functionality, featuring a welcoming living room, formal dining area, bright kitchen with cozy breakfast nook, convenient half-bath, and sunroom that serves as the perfect space for relaxation and extra living area. The developed basement provides a spacious recreation room, bonus room, full bathroom, and laundry/utility room. The expansive backyard is ideal for gardening and gatherings. Enjoy the serenity of this community, surrounded by nature, with easy access to Patricia ravine, river valley trails, parks, green spaces and walking distance to Patricia Heights Elementary. German/French school near by. Conveniently located close to Whitemud Drive, U of A, and WEM. This is the home you've been waiting for!

Listing Presented By:



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