

\$1,050,000 - 16111 Patricia Drive, Edmonton

MLS® #E4436702

\$1,050,000

4 Bedroom, 3.50 Bathroom, 2,705 sqft

Single Family on 0.00 Acres

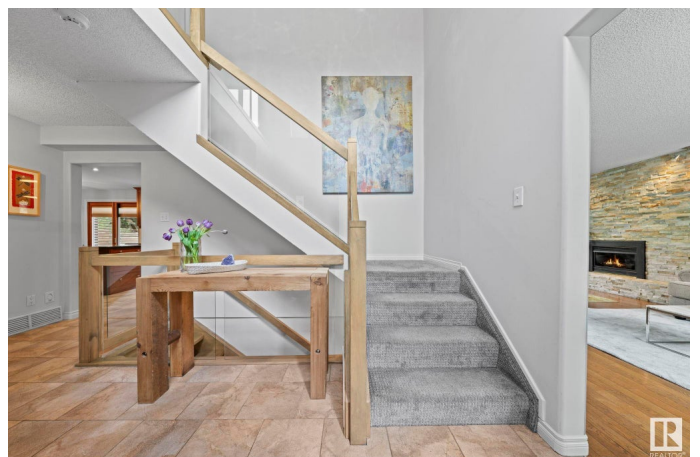
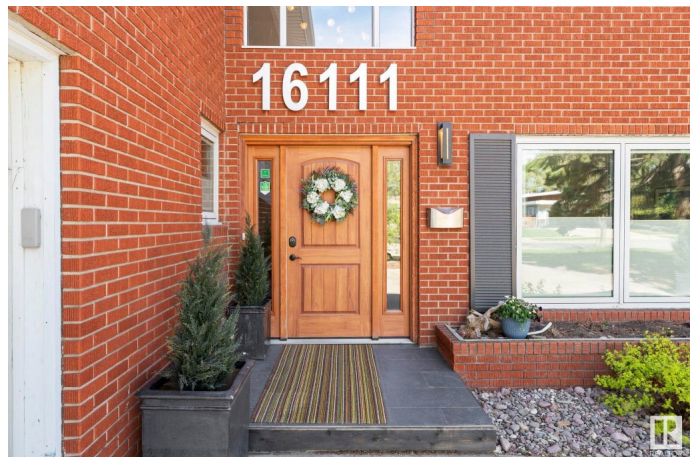
Patricia Heights, Edmonton, AB

The one you've been waiting for! Backing onto Patricia Ravine! This updated 5bd, 3.5ba home offers over 3,800 sqft of gorgeous living space and the backyard of your dreams! The main floor features a spacious living room with a stone gas fireplace, a cherry wood kitchen with granite countertops, and breakfast nook and dining area that lead to a new composite deck with pergola, hot tub, and built-in gas BBQ – perfect for entertaining! A den, large mudroom with extra storage and a powder room complete this level. Upstairs two bedrooms share a huge balcony, and a flex room with built-in cabinetry doubles as a laundry area. The primary suite features bamboo flooring, walk-in closet, private balcony, and a 5pc ensuite. Another bedroom and 4pc bath complete the upstairs. The professionally finished basement (2015) features a rec room with gas fireplace, and a gym/bedroom with cork flooring and 3pc ensuite. A/C, new roof (2020), Pella windows, natural gas firepit and a heated oversized double garage. Welcome home!

Built in 1970

Essential Information

| | |
|--------|-------------|
| MLS® # | E4436702 |
| Price | \$1,050,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,705 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 16111 Patricia Drive |
| Area | Edmonton |
| Subdivision | Patricia Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 5N3 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Barbecue-Built-In, Closet Organizers, Deck, Fire Pit, Hot Tub, Patio |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | PatHeights/OurLadyofVic |
| Middle | Hillcrest, H.E.Berault |
| High | JasperPl, St.OscarRomero |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 22 |

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Listing information last updated on May 19th, 2025 at 12:02pm MDT