

Courtesy Of Sally Munro Of Century 21 Masters

# \$1,948,000 - 7 Patricia Place, Edmonton

MLS® #E4421328

**\$1,948,000**

4 Bedroom, 3.00 Bathroom, 2,931 sqft  
Single Family on 0.00 Acres

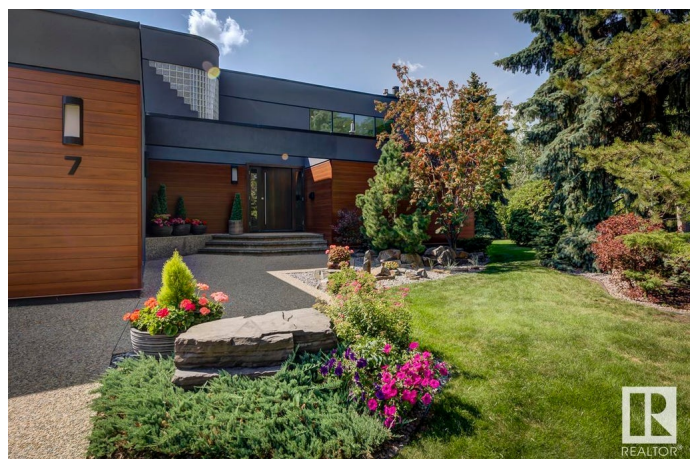
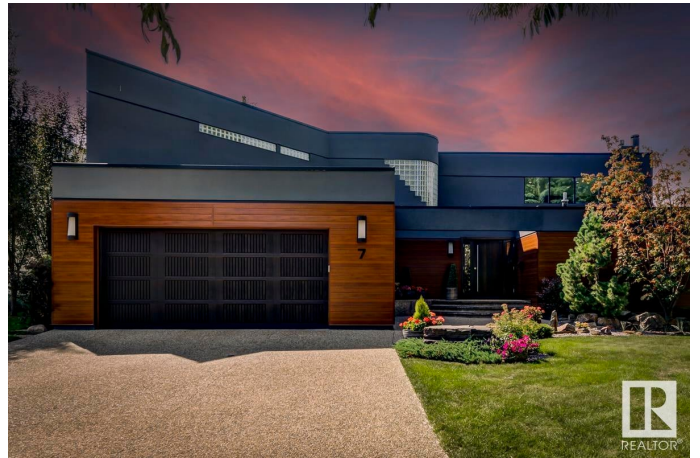
Patricia Heights, Edmonton, AB

A Mid-Century Modern masterpiece, this unparalleled estate is nestled within Patricia Ravine, just steps from the stunning river valley. Spanning over 4,800 sq. ft., it offers 4 bedrooms and 4 baths, blending iconic design with modern luxury. The breathtaking living room showcases soaring vaulted ceilings and an expansive wall of glazing, framing serene views of the ravine and lush backyard. The open-concept layout flows effortlessly into the gourmet Chef's Neff kitchen, featuring two oversized islands, premium stainless steel appliances, a butler's pantry, a dedicated work area, and direct access to a spacious deck—perfectly complementing the sophisticated dining space. The upper level boasts a generous loft with an ensuite, ideal as a primary retreat and lounge. The walkout basement is designed for both comfort and entertainment, featuring two spacious bedrooms, a versatile rec room, and a family/game room that opens onto a stunning outdoor patio creating an ideal setting for relaxation or entertaining.

Built in 1987

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4421328    |
| Price  | \$1,948,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,931                  |
| 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 Spaces | 4   |
| 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, Hot Water, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 55                  |
| Zoning         | Zone 22             |
| HOA Fees       | 1100                |
| HOA Fees Freq. | Annually            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 6:47am MDT