

## \$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	76
Zoning	Zone 22
HOA Fees	1100
HOA Fees Freq.	Annually

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