

## \$529,900 - 9533 150 Street, Edmonton

MLS® #E4401444

**\$529,900**

5 Bedroom, 2.50 Bathroom, 2,490 sqft  
Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

**HUGE PRICE DISCOUNT - SELLER WANTS IT SOLD.** This **BEAUTIFUL CUSTOM-BUILT HOME**, offers a rare opportunity with it's unique design and specious features. With total of 5 bedrooms, and a sprawling lot over 7,400 sq feet, it provides ample space for privacy and enjoyment. The **HOME** stands out from standard builds, featuring four separate entrances, including one to the basement, which could be converted into potential income- generating suite. The oversized double detached garage offers further potential for a suite above, pending necessary permits. Ample parking is available both at the front and back of the property. The **LARGE** lot is perfect for gardening and pet activities, providing serene escape right at home. **HOME** is located in a mature neighbourhood filled with beautiful trees,- just minutes away from the river, Downtown, schools, parks, shopping, and major routes. This **HOME** makes a perfect choice for those seeking a **PRIME LOCATION** with the charm of established community.

Built in 1990

### Essential Information

MLS® #	E4401444
Price	\$529,900
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,490
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9533 150 Street
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1N1

### **Amenities**

Amenities	Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 8th, 2024  
Days on Market 239  
Zoning Zone 22

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 4th, 2025 at 6:17pm MDT