

## **\$574,900 - 9802 153 Street, Edmonton**

MLS® #E4432884

**\$574,900**

3 Bedroom, 2.00 Bathroom, 841 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

**PRIME LOCATION & RE-DEVELOPMENT OPPORTUNITY 50X148 CORNER LOT! OR** enjoy this sweet house for years to come while you decide; the possibilities are endless! Fully finished & charming, this beauty boasts 3 total bedrooms, an updated open concept kitchen complete with pull-outs and pantry, convenient built in home office, and two updated bathrooms! On the main find timeless hardwood floors, coved ceilings + huge windows perfect for plants with tons of natural light. Downstairs is finished with similar cozy charm, not basement-y at all! Boasting sizeable rec room, bedroom, bathroom, office, laundry and massive storage room, this home is extremely well organized for family life! A walkable gem near all amenities, top rated schools, river valley access, new LRT line, local coffee, and offering an **OVERSIZED YARD WITH NEW FENCE + large storage shed & fire pit.** Other recent upgrades include new main floor windows, and hot water tank. Don't miss this opportunity!

Built in 1954

### **Essential Information**

MLS® # E4432884

Price \$574,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9802 153 Street
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2A7

### Amenities

Amenities	On Street Parking, Fire Pit, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Holy Cross/Sherwood
Middle	Holy Cross/McKernan
High	JasperPlace/FrancisXavier

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 22

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