

Courtesy Of Sarah J Leib Of RE/MAX River City

## **\$625,000 - 9535 155 Street, Edmonton**

MLS® #E4461436

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

**WELCOMING WEST JASPER PLACE!** Home features extended height **WHITE KITCHEN CABINETS, QUARTZ COUNTERTOPS, ISLAND & PANTRY.** Main floor w/ **DEN.**

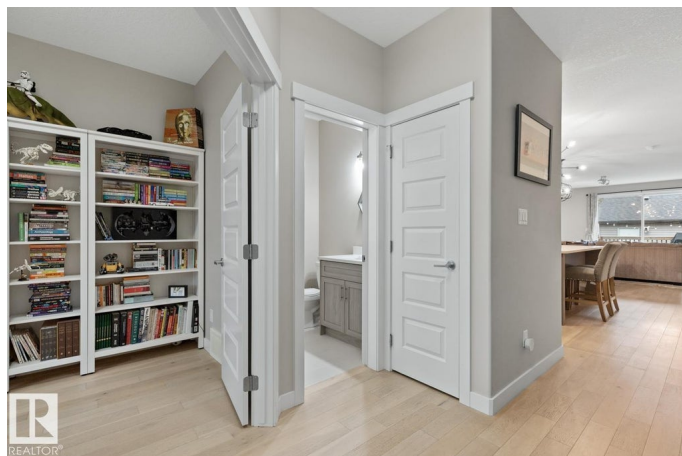
Upstairs, Primary Bdrm fits a king-size bed + Walk-In Closet. Ensuite (5-piece) is designed w/ Soaker Tub, Walk-In Shower & Heated Floors. Two more Bdrms are found on this level w/ Walk-In Closets. **FULLY FINISHED BASEMENT** built on subfloor has Rec Room w/ Built-Ins, 4th Bdrm, 2nd Den, 4th Bath w/ In-Floor Heating & Storage. Plenty of windows w/ East & West exposure make for a **BRIGHT & SUNNY** house all year. Enjoy time outdoors in the fenced yard. Double Car Garage. Bonus Features: **SEPARATE SIDE ENTRANCE, UPPER FLOOR LAUNDRY & 2 GAS FIREPLACES.** Property is located in a mature, central west neighbourhood - a 15 minute city w/ wide streets & trees! Close proximity to parks, schools, community league, shopping, river valley & trails. **15 MINS DRIVE DOWNTOWN (30 MINS. TRANSIT or BIKE RIDE).** 3 mins. walk to the future LRT STATION. Quiet, family community!

Built in 2018

### **Essential Information**

MLS® # E4461436

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,751                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9535 155 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2K3           |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Detached               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | A Patterson/Annunciation |
| Middle     | A Janvier/St T More      |
| High       | Jasper Place/St F Xavier |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 1                 |
| 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 October 10th, 2025 at 9:02am MDT