

## \$590,000 - 8718 150 Street, Edmonton

MLS® #E4401434

**\$590,000**

5 Bedroom, 3.50 Bathroom, 1,759 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

Investors know success is a good property in a great location! This home has it all! 2 storey, legal suite home that will amaze both YOU & your tenants. As you step inside, you are greeted by a spacious, bright, open concept design, sure to impress! East facing living area; highlighted by the tiled fireplace & massive kitchen with high end modern finishings. Granite island is a focal point & is the perfect place for entertaining. Upstairs has 3 large bedrooms, with primary featuring a walk in closet & ensuite. Upper floor Laundry! Separate entrance to the lower LEGAL SUITE, highlighted by an inviting kitchen area, separate laundry & two bedrooms. Fantastic location will make renting easy – close to schools, parks, West Edmonton Mall & access to the Whitemud. House is also a short walk to a future LRT station. 8716, 8718, 8720 to be sold together with an assumable commercial mortgage, 40 year amortization, 1.8% with 6 years remaining. Mortgage assumption is subject to CMHC approval; other criteria apply.

Built in 2016

### Essential Information

MLS® # E4401434

Price \$590,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,759                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8718 150 Street |
| Area        | Edmonton        |
| Subdivision | Jasper Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1E4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Baseboard, Forced Air-1, Natural Gas   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Hardie Board Siding  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                                   |
|--------------|-----------------------------------|
| Construction | Wood, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                |

**School Information**

|      |              |
|------|--------------|
| High | Jasper Place |
|------|--------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2024 |
| Days on Market | 358              |
| Zoning         | Zone 22          |

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Listing information last updated on August 2nd, 2025 at 2:32am MDT