# \$2,199,999 - 8736 153 Street, Edmonton

MLS® #E4454861

#### \$2,199,999

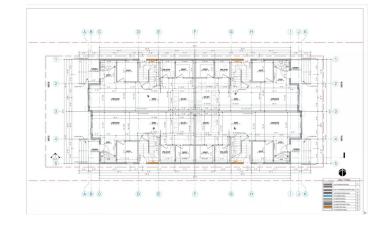
5 Bedroom, 3.50 Bathroom, 5,296 sqft Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

Exceptional investment opportunity in the desirable community of Jasper Park! This upcoming 4-plex offers over 5,295 sq.ft. above grade (~1,310 sq.ft. per unit) with 20 beds & 14 baths. Each unit features an open-concept main floor with a bright living room, dining area, half bath, kitchen with pantry, and a cozy den. Upstairs, you'II find 3 bedrooms including a primary suite with walk-in closet & 5 piece ensuite, plus an additional full bath. The basements feature separate entrances to ~700 sq.ft. legal secondary suites, each offering 2 bedrooms, a full kitchen, living room, bathroom, & in-suite laundry ideal for rental income or multi-generational living. A landscaped yard is included, & the property sits across from a playground and community centre, with easy access to schools, shopping, & public transportation. With strong rental potential in a high-demand area, this is truly a must-see opportunity for savvy investors!







Built in 2025

#### **Essential Information**

MLS® # E4454861 Price \$2,199,999

Bedrooms 5
Bathrooms 3.50
Full Baths 3

Half Baths 1

Square Footage 5,296 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type 4PLEX
Style 2 Storey
Status Active

## **Community Information**

Address 8736 153 Street

Area Edmonton
Subdivision Jasper Park
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 1N9

## **Amenities**

Amenities On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke,

See Remarks, Infill Property, 9 ft. Basement Ceiling

Parking See Remarks

#### Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Landscaped, Paved Lane, Playground Nearby, Public

Transportation, Recreation Use, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 27th, 2025

Days on Market 66

Zoning Zone 22

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Listing information last updated on November 1st, 2025 at 8:47am MDT