

\$1,225,000 - 9512 154 Street, Edmonton

MLS® #E4415850

\$1,225,000

8 Bedroom, 4.50 Bathroom, 2,923 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

The perfect opportunity exists in the community of West Jasper Place for one to balance work & everyday life, with a long term goal in mind! Welcome to 9512 154 St, a unique double suited facility containing a 2 bed suite, with an additional 6 beds for the main residence. Situated on a quiet street, the future is bright with a vision. Live in the caretaker suite, while you run a care facility in house with all the amenities for a successful operation. Main floor contains 4 beds w/ wheelchair accessibility, while the full bath has safety & access in mind. Basement has 2 beds, w/ full bath for additional programming space. Upper level contains a fully legal 2 bed, 2 bath suite with kitchen, rooftop patio, and 1140 square feet of living space for comfortable living quarters. Fully built out w/ key safety & life systems, 9512 has a fully integrated sprinkler & alarm system top to bottom. Current operator tenant in place, many options exist to use the over 4500 sq. ft. of space! **VENDOR FINANCING AVAILABLE!!!**

Built in 2010

Essential Information

MLS® #	E4415850
Price	\$1,225,000
Bedrooms	8



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,923
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9512 154 Street
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2E9

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Secured Parking, Sprinkler System-Fire, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	December 11th, 2024
Days on Market	129
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 19th, 2025 at 12:32am MDT