

Courtesy Of Josh M Cudmore Of Initia Real Estate

# \$689,800 - 15103 96 Avenue, Edmonton

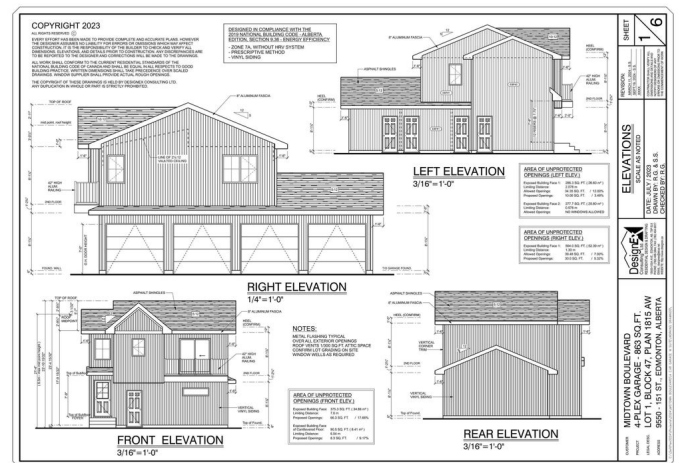
MLS® #E4425374

**\$689,800**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Amazing Development Opportunity on this corner lot with this stunning 9 unit project that is DP & BP ready. Permits will be transferred over to the new owners. This 4plex with legal basement suites is accompanied by a garage suite to maximize your cashflow. All units are thoughtfully designed to enhance the tenants living experience. Corner units are 1330 sq ft with 3 bedrooms and the middle units are 1280 sq ft with 2 master bedrooms. The one bedroom basement suites come with their own forced walk out entrance at the front. The cherry on top is the garage suite above the 4 single car garage; a private living oasis with no shared walls. A variance was approved to accommodate larger units and sq footage. Vacant lot, old house has been demolished. It is perfectly located close to transportation, schools/parks, DT, and all your shopping needs.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4425374        |
| Price     | \$689,800       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Style     | 2 Storey        |

Status Active

### **Community Information**

Address 15103 96 Avenue  
Area Edmonton  
Subdivision West Jasper Place  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5P 1S3

### **Amenities**

Parking See Remarks

### **Exterior**

Exterior Features See Remarks

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 31  
Zoning Zone 22

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Listing information last updated on April 12th, 2025 at 5:17pm MDT