

## \$1,199,900 - 9512 154 Street, Edmonton

MLS® #E4415850

**\$1,199,900**

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    | \$1,199,900 |
| 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 Suite         | Yes  |
| 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 | 213                 |
| Zoning         | Zone 22             |

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