

## **\$659,000 - 9813 155 Street, Edmonton**

MLS® #E4460433

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Investor? First time home buyer? Multi generational living? Or if just looking for value & quality at a phenomenal price...look no further! This completely finished 3+1(plus DEN or 5th bdrm) LEGALLY SUITED 4 full bathroom home offers upgrades that are second to none! Included appliances (gas range & basmnt suite appliances included), fireplace, main flr den, main flr full washroom, ALL appliances, kitchen /coffee bar/wine nook, upper level flex/tech space, landscaping, deck, all cement walks, fencing, insulated double garage... amazing! Modern main floor living boasts main floor bdrm/den, full washroom & still offers separate mudroom for ease & comfort! Kitchen is nestled near nook area that offers flexibility for wine or coffee bar extra seating for the best in convenience & entertaining! Upper laundry! Great access to public transit, shopping, Medicentre & close to playgrounds, schools, downtown & all amenities. Walking distance to Candy Cane Lane! This home will hug you with opportunity! Make it yours!

Built in 2024

### **Essential Information**

MLS® # E4460433

Price \$659,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,765                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9813 155 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2L1           |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking Spaces | 2                                                                                                                                       |
| Parking        | Double Garage Detached, Insulated                                                                                                       |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | See Remarks                                                                                                                                                     |
| Stories           | 3                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

Exterior Wood, Stone, Vinyl, Hardie B  
Exterior Features Back Lane, Fenced, La  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl, Hardie B  
Foundation Concrete Perimeter



**Additional Information**

Date Listed October 2nd, 2025  
Days on Market 5  
Zoning Zone 22

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Listing information last updated on October 7th, 2025 at 1:02am MDT