

## \$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'll 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 | 69                |
| Zoning         | Zone 22           |

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Listing information last updated on November 4th, 2025 at 9:02am MST