

# \$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	118
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 8th, 2025 at 2:47pm MDT