

## \$575,000 - 9616 154 Street, Edmonton

MLS® #E4464990

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Pride of ownership is evident in this ORIGINAL OWNER custom-built bungalow home, conveniently located in west-central Edmonton - welcome to West Jasper Place. This spacious property is a HIDDEN GEM (surrounded by great neighbours!) and has been lovingly maintained throughout the years. The main floor features a spacious living room with beautiful bay window, hardwood & tile flooring, mahogany doors, lovely kitchen (with updated granite counter-tops & pantry), 3 bedrooms & a full bath. Downstairs, solid pine tongue & groove panel board throughout + a large rec room, 4th bdrm, 3 pc bath & laundry/storage space. The fully-fenced backyard is HUGE and ready for entertaining - complete with underground irrigation system, tranquil rock water feature, putting green, garlic garden, perennials, a sumac palm tree, gas plants and more! A massive 26x30 detached double garage (insulated & heated) with 3 car parking pad completes the property. Welcome home!

Built in 1985

### Essential Information

MLS® # E4464990

Price \$575,000

Lease Rate \$50



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,094                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9616 154 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2G1           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | See Remarks                                |
| Parking   | Double Garage Detached, Heated, Over Sized |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 22            |

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Listing information last updated on November 15th, 2025 at 9:32pm MST