

## \$375,000 - 9714 154 Street, Edmonton

MLS® #E4464566

**\$375,000**

3 Bedroom, 2.00 Bathroom, 760 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

### INVESTOR ALERT! LOCATION ALERT!

Prime opportunity in sought-after West Jasper Place! This solid 3-bedroom split-level home sits on a large 7,393.61 sq. ft. lot with a huge fenced backyard, deck, and double detached garage ideal for future redevelopment or rental income. The main floor features a bright living area with the kitchen providing stainless steel appliances and original oak cabinetry. The main floor also hosts a 4-piece bathroom, with the primary and second bedrooms nearby. The lower level offers a spacious family room, third bedroom, another full 4-piece bath, laundry, and plenty of storage space. Close to schools, parks, shopping, and major transit routes, this property combines convenience and opportunity in one of Edmonton's most desirable west-end communities. Don't miss your chance to invest in a high-demand area with long-term upside!

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464566  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 760       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1956                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey Split         |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9714 154 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2G3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                      |
|--------------|--------------------------------------|
| Appliances   | Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas            |
| Stories      | 2                                    |
| Has Basement | Yes                                  |
| Basement     | Full, Finished                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |

## Zoning

## Zone 22

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Listing information last updated on November 4th, 2025 at 2:17pm MST