

\$1,199,900 - 9512 154 Street, Edmonton

MLS® #E4415850

\$1,199,900

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 | \$1,199,900 |
| 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 Suite | Yes |
| 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 | 233 |
| Zoning | Zone 22 |

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Listing information last updated on August 1st, 2025 at 12:17am MDT