

\$599,900 - 8741 152 Street, Edmonton

MLS® #E4437217

\$599,900

4 Bedroom, 4.00 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

A rare find in Jasper Park! **** great cash flow + huge potential! ** Right across Stratford school & James Gibbons school. ** FOUR permitted suites!! ** Whole duplex, side by side, in its Entirety, with 4 Separate suites/entrances. ** Total rental income: \$3,900/month. ** Each suite has its own One Bedroom, Living room, Kitchen, Full bathroom and Laundry. ** It is a Bi-level so the basement windows are Above-ground and basements suites are brighter. ** Newer bathrooms, Newer roof, Newer windows, Newer flooring, Newer boiler/hot water tank and Newer paint. ** Zoning: already Medium Scale Residential (RM h16). **** Last but certainly not the least, Huge LOT, 880 m2 (9,472 sqft); 19.5m X 45m, (64 feet X 148 feet). ** Home is what you make it!

Built in 1962

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437217 |
| Price | \$599,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,407 |
| Acres | 0.00 |
| Year Built | 1962 |



| | |
|----------|---------------------|
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8741 152 Street |
| Area | Edmonton |
| Subdivision | Jasper Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 1L9 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, See Remarks |
| Parking | Rear Drive Access, RV Parking, See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|----------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 2 |
| 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 May 19th, 2025 at 10:02am MDT