

## \$399,900 - 9836 150 Street, Edmonton

MLS® #E4456938

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

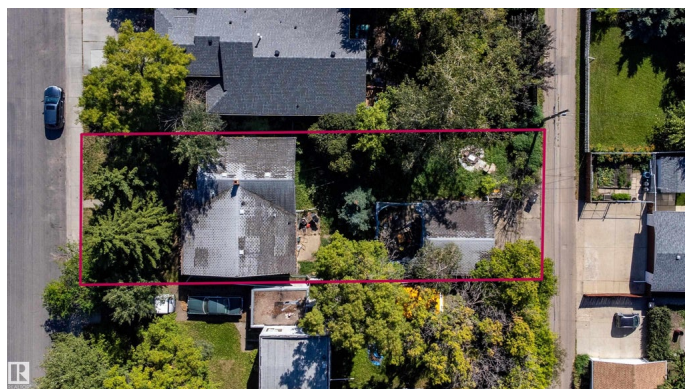
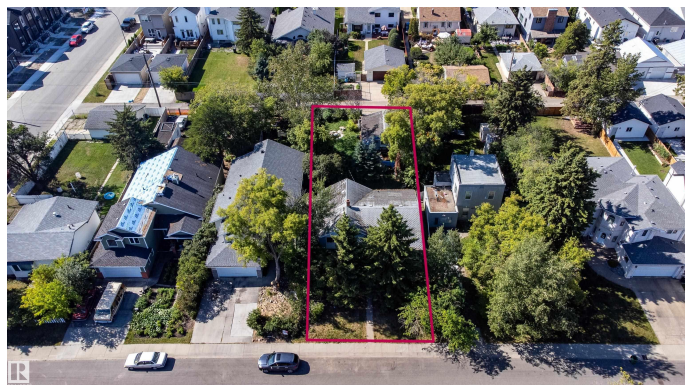
West Jasper Place, Edmonton, AB

GREAT INFILL OPPORTUNITY IN WEST JASPER PLACE! Situated on a massive 742.29 m<sup>2</sup> (54x148 ft) rectangular lot, this 1,250 sqft bungalow is being sold as-is, where-is. Ideal for developers, builders, or savvy investors. Located in a mature west-central neighborhood with growing revitalization, this property offers future upside with the upcoming Valley Line West LRT expansion, which will dramatically enhance connectivity across the city. The home itself features 3 bedrooms, a spacious kitchen, large living room, and double garage, but the true value lies in the land and redevelopment potential. The lot provides flexibility for future redevelopment in one of Edmonton's best-positioned emerging communities—close to schools, shopping, parks, transit routes, and with quick access to Whitemud, Anthony Henday, downtown, West Edmonton Mall and the Misericordia Hospital.

Built in 1962

### Essential Information

MLS® #	E4456938
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,313
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9836 150 Street
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1N6

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, See Remarks
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Block, Brick, Stone

### Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	Zone 22

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Listing information last updated on September 10th, 2025 at 3:17am MDT