

Courtesy Of Gary Basra Of Real Broker

# \$549,900 - 15424 99 Avenue, Edmonton

MLS® #E4457330

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,074 sqft  
Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

RENOVATED HOME | 50 X 148 CORNER  
LOT | AC | DOUBLE CAR GARAGE | 50â€™  
x 148â€™ Corner lot in West Jasper Place!

This well-kept bi-level sits on a 7400 SF LOT and offers excellent living and redevelopment potential. The main floor features a bright living room, dining room, a gourmet kitchen, 3 bedrooms and 1 bath. The lower level adds a spacious family room, massive storage, 1 bedroom and 1 bath. The massive yard features a deck and a double car garage. Recent updates include fresh paint, LVP flooring, new light fixtures, baseboards, toilets, and door hardware. Upgrades also include vinyl front windows, AC, high efficiency furnace and newer roof (house).

INVESTORS: Build up to approximately 9 units as zoned, or 13 with rezoning (with city approvals). Across the street, modern townhomes showcase the area's strong redevelopment trend. A rare opportunity in one of Edmonton's most promising west-end neighborhoods! Buy and hold or BUILD as soon as possible. The choice is yours!

Built in 1975

## Essential Information

MLS® #	E4457330
Price	\$549,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	15424 99 Avenue
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 4K5

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            September 11th, 2025

Days on Market      6

Zoning                 Zone 22

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Listing information last updated on September 17th, 2025 at 2:17pm MDT