

## \$570,000 - 8721 152 Street, Edmonton

MLS® #E4442727

**\$570,000**

5 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

### EXCELLENT BASEMENT SUITE

POTENTIAL! Where Timeless Design meets Exquisite Enhancements! Meticulously landscaped grounds & custom aggregate walkways guide to a charming front porch - every detail hints at the care & pride! This spacious Jasper Park home offers over 3,000 sq ft, including a large 1981 addition & a separate entrance leading to a newly renovated, 792 sq ft, basement—perfect for a future suite or multigenerational living. Featuring 5 large bedrooms (3 up, 2 down) & 2 furnaces for year-round comfort. Recent upgrades include shingles, new sewer line, washer/dryer, bathroom vanity, aggregate sidewalks, & professional landscaping. Inside, enjoy a marble-tiled foyer, soaring ceilings, crown moulding, & two skylights that fill the home with natural light. The kitchen overlooks a private, beautifully landscaped, large backyard, & a spacious deck is ideal for entertaining. Endless space, flexibility, & investment potential in one of West Edmonton's most desirable neighborhoods. Excellent Opportunity!

Built in 1969

### Essential Information

MLS® # E4442727

Price \$570,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8721 152 Street |
| Area        | Edmonton        |
| Subdivision | Jasper Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1L9         |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached, Front/Rear Drive Access, Insulated                                                                              |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories           | 4                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping |

Nearby, Treed Lot, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Stratford School |
| Middle     | Sherwood School  |
| High       | Jasper Place     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 22         |

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Listing information last updated on August 3rd, 2025 at 10:18pm MDT