

# \$2,199,999 - 8736 153 Street, Edmonton

MLS® #E4454861

**\$2,199,999**

5 Bedroom, 3.50 Bathroom, 5,296 sqft  
Single Family on 0.00 Acres

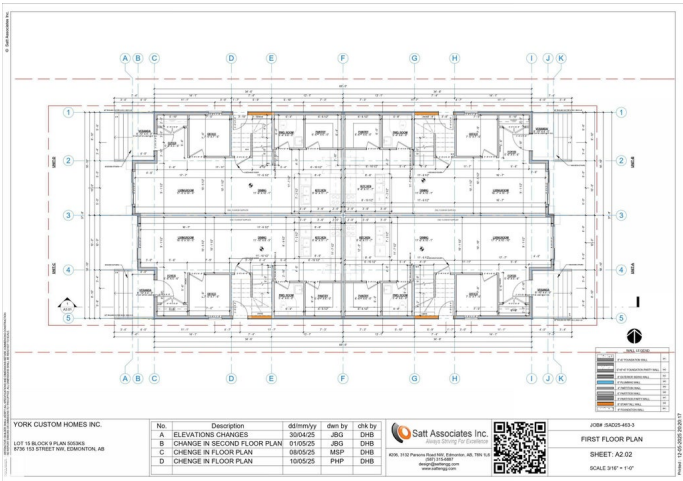
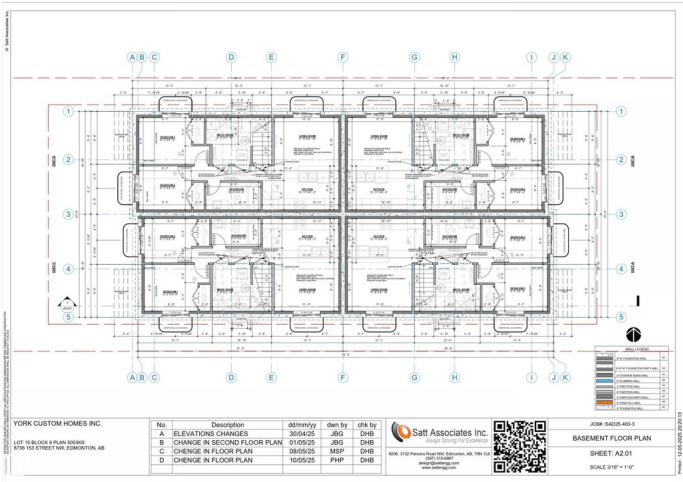
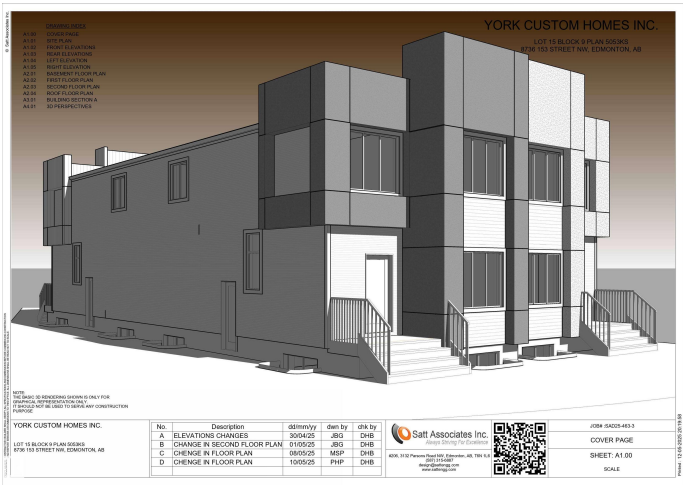
Jasper Park, Edmonton, AB

Exceptional investment opportunity in the desirable community of Jasper Park! This upcoming 4-plex offers over 5,295 sq.ft. above grade (~1,310 sq.ft. per unit) with 20 beds & 14 baths. Each unit features an open-concept main floor with a bright living room, dining area, half bath, kitchen with pantry, and a cozy den. Upstairs, youâ€™™ll find 3 bedrooms including a primary suite with walk-in closet & 5 piece ensuite, plus an additional full bath. The basements feature separate entrances to ~700 sq.ft. legal secondary suites, each offering 2 bedrooms, a full kitchen, living room, bathroom, & in-suite laundry ideal for rental income or multi-generational living. Every unit also includes its own single detached garage for added convenience. A landscaped yard is included, & the property sits across from a playground and community centre, with easy access to schools, shopping, & public transportation. With strong rental potential in a high-demand area, this is truly a must-see opportunity for savvy investors!

Built in 2025

## Essential Information

MLS® # E4454861  
Price \$2,199,999  
Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 5,296         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8736 153 Street |
| Area        | Edmonton        |
| Subdivision | Jasper Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1N9         |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Single Garage Detached                                                                                                     |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 22           |

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Listing information last updated on September 4th, 2025 at 9:18pm MDT