

Courtesy Of Sarah J Leib Of RE/MAX River City

\$625,000 - 9535 155 Street, Edmonton

MLS® #E4461436

\$625,000

4 Bedroom, 3.50 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

WELCOMING WEST JASPER PLACE! Home features extended height **WHITE KITCHEN CABINETS, QUARTZ COUNTERTOPS, ISLAND & PANTRY.** Main floor w/ **DEN.**

Upstairs, Primary Bdrm fits a king-size bed + Walk-In Closet. Ensuite (5-piece) is designed w/ Soaker Tub, Walk-In Shower & Heated Floors. Two more Bdrms are found on this level w/ Walk-In Closets. **FULLY FINISHED BASEMENT** built on subfloor has Rec Room w/ Built-Ins, 4th Bdrm, 2nd Den, 4th Bath w/ In-Floor Heating & Storage. Plenty of windows w/ East & West exposure make for a **BRIGHT & SUNNY** house all year. Enjoy time outdoors in the fenced yard. Double Car Garage. Bonus Features: **SEPARATE SIDE ENTRANCE, UPPER FLOOR LAUNDRY & 2 GAS FIREPLACES.** Property is located in a mature, central west neighbourhood - a 15 minute city w/ wide streets & trees! Close proximity to parks, schools, community league, shopping, river valley & trails. 15 MINS DRIVE DOWNTOWN (30 MINS. TRANSIT or BIKE RIDE). 3 mins. walk to the future LRT STATION. Quiet, family community!



Built in 2018

Essential Information

MLS® # E4461436

Price \$625,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,751
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9535 155 Street
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 2K3

Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	A Patterson/Annunciation
Middle	A Janvier/St T More
High	Jasper Place/St F Xavier

Additional Information

Date Listed	October 9th, 2025
Days on Market	15
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 October 23rd, 2025 at 9:33pm MDT