

## \$579,900 - 15424 99 Av, Edmonton

MLS® #E4462376

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Beautifully renovated bi-level w/AC on a 50' x 148' corner lot in West Jasper Place! This well-maintained home sits on a 686.7 SQM lot and offers incredible potential for both living and future development. The main floor features a bright open-concept layout with a spacious living room, dining area, updated kitchen, 3 bedrooms, and 1 full bath. Downstairs you'll find a large family room, 4th bedroom, second bath, and plenty of storage. Enjoy the massive yard with a deck and a double garage. Updates include fresh paint, LVP flooring, light fixtures, baseboards, toilets, and door hardware. Major upgrades include vinyl windows, AC, high-efficiency furnace, and newer shingles. Zoned for RS - build up to 9 units. Across the street, new development highlights the area's STRONG growth. A fantastic opportunity to live, invest, or build in one of Edmonton's most desirable west-end communities! Buy and hold or Build ASAP

Built in 1975

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462376  |
| Price     | \$579,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,032                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15424 99 Av       |
| 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                             |
| 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            October 16th, 2025

Days on Market      7

Zoning                Zone 22

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Listing information last updated on October 23rd, 2025 at 12:03pm MDT