

## **\$590,000 - 8716 150 Street, Edmonton**

MLS® #E4401433

**\$590,000**

5 Bedroom, 3.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

Investors know success is a good property in a great location! This home has it all! 2 storey, legal suite home that will amaze both YOU & your tenants. As you step inside, you are greeted by a spacious, bright, open concept design, sure to impress! East facing living area; highlighted by the tiled fireplace & massive kitchen with high end modern finishings. Granite island is a focal point & is the perfect place for entertaining. Upstairs has 3 large bedrooms, with primary featuring a walk in closet & ensuite. Upper floor Laundry! Separate entrance to the lower LEGAL SUITE, highlighted by an inviting kitchen area, separate laundry & two bedrooms. Fantastic location will make renting easy – close to schools, parks, West Edmonton Mall & access to the Whitemud. House is also a short walk to a future LRT station. 8716, 8718, 8720 to be sold together with an assumable commercial mortgage, 40 year amortization, 1.8% with 6 years remaining. Mortgage assumption is subject to CMHC approval; other criteria apply.

Built in 2016

### **Essential Information**

MLS® # E4401433

Price \$590,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8716 150 Street
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1E4

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Baseboard, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

High	Jasper Place
------	--------------

### **Additional Information**

Date Listed	August 9th, 2024
-------------	------------------

Days on Market	260
----------------	-----

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 April 26th, 2025 at 9:17am MDT