

# \$374,900 - 9836 150 Street, Edmonton

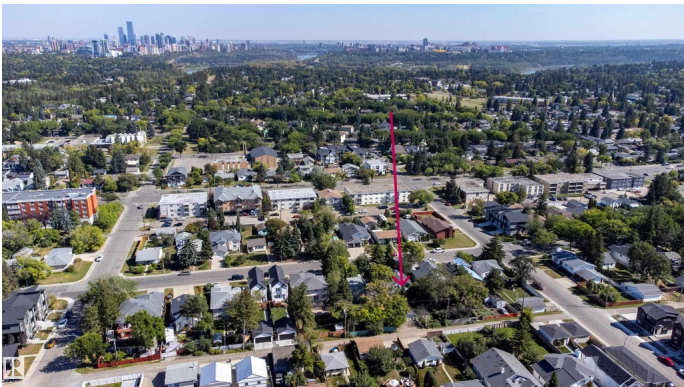
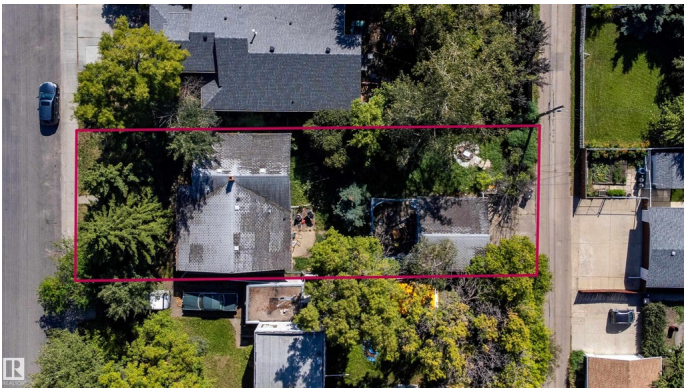
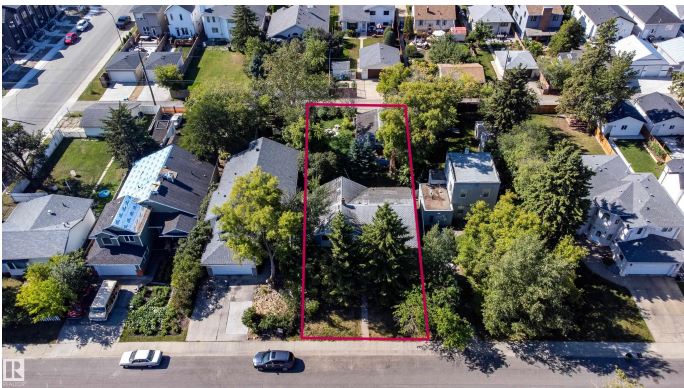
MLS® #E4456938

## \$374,900

3 Bedroom, 2.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

GREAT INFILL OPPORTUNITY IN WEST JASPER PLACE! Situated on a massive 742.29 m<sup>2</sup> (54x148 ft) rectangular lot—ideal for developers, builders, or savvy investors. Located in a mature west-central neighborhood with growing revitalization, this property offers future upside with the upcoming Valley Line West LRT expansion, which will dramatically enhance connectivity across the city. The home itself features 3 bedrooms, a spacious kitchen, large living room, and double garage, but the true value lies in the land and redevelopment potential. Zoned RF1, the lot provides flexibility for future redevelopment in one of Edmonton’s best-positioned emerging communities—close to schools, shopping, parks, transit routes, and with quick access to Whitemud, Anthony Henday, downtown, and the University of Alberta.



Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456938  |
| Price          | \$374,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,313     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9836 150 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 1N6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, See Remarks |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, See Remarks              |
| Exterior Features | Back Lane, Fenced, See Remarks |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, See Remarks              |
| Foundation        | Block, Brick, Stone            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 13                  |
| 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 September 22nd, 2025 at 3:47am MDT