

# \$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

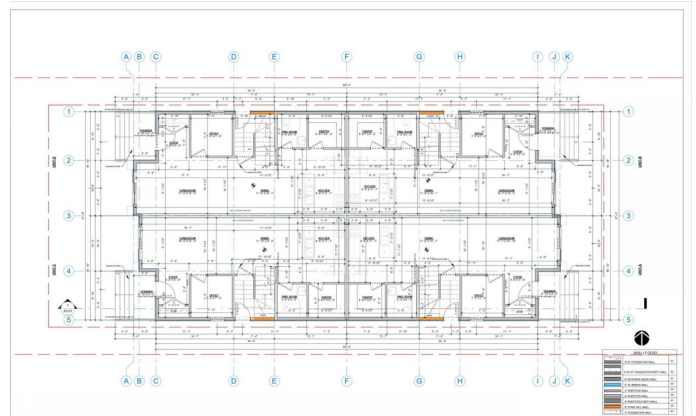
Jasper Park, Edmonton, AB

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€™™ 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. 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	See Remarks

### **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 66  
Zoning Zone 22

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Listing information last updated on November 1st, 2025 at 6:17am MDT