

Courtesy Of Josh M Cudmore Of Initia Real Estate

\$689,800 - 15103 96 Avenue, Edmonton

MLS® #E4425374

\$689,800

4 Bedroom, 3.50 Bathroom, 5,220 sqft
Single Family on 0.00 Acres

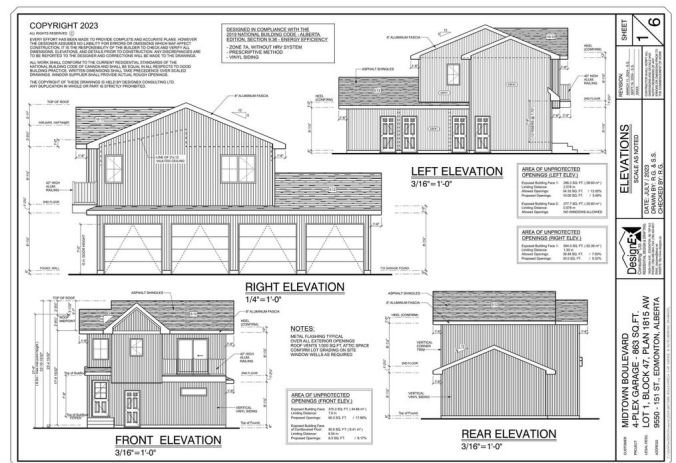
West Jasper Place, Edmonton, AB

Amazing Development Opportunity on this corner lot with this stunning 9 unit project that is DP & BP ready. Permits will be transferred over to the new owners. This 4plex with legal basement suites is accompanied by a garage suite to maximize your cashflow. All units are thoughtfully designed to enhance the tenants living experience. Corner units are 1330 sq ft with 3 bedrooms and the middle units are 1280 sq ft with 2 master bedrooms. The one bedroom basement suites come with their own forced walk out entrance at the front. The cherry on top is the garage suite above the 4 single car garage; a private living oasis with no shared walls. A variance was approved to accommodate larger units and sq footage. Vacant lot, old house has been demolished. It is perfectly located close to transportation, schools/parks, DT, and all your shopping needs.

Built in 2025

Essential Information

MLS® #	E4425374
Price	\$689,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	5,220
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	15103 96 Avenue
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1S3

Amenities

Amenities	See Remarks
Parking	See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 12th, 2025
Days on Market	1

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 March 13th, 2025 at 8:17am MDT