

# \$549,900 - 15424 99 Avenue, Edmonton

MLS® #E4457330

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

**RENOVATED HOME | 50 X 148 CORNER LOT | AC | DOUBLE CAR GARAGE | 50' x 148' Corner lot in West Jasper Place!**  
This well-kept bi-level sits on a 7400 SF LOT and offers excellent living and redevelopment potential. The main floor features a bright living room, dining room, a gourmet kitchen, 3 bedrooms and 1 bath. The lower level adds a spacious family room, massive storage, 1 bedroom and 1 bath. The massive yard features a deck and a double car garage. Recent updates include fresh paint, LVP flooring, new light fixtures, baseboards, toilets, and door hardware. Upgrades also include vinyl front windows, AC, high efficiency furnace and newer roof (house).  
**INVESTORS:** Build up to approximately 9 units as zoned, or 13 with rezoning (with city approvals). Across the street, modern townhomes showcase the area's strong redevelopment trend. A rare opportunity in one of Edmonton's most promising west-end neighborhoods! Buy and hold or BUILD as soon as possible. The choice is yours!

Built in 1975

## Essential Information

MLS® # E4457330

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,074                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 15424 99 Avenue   |
| 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                             |
| Fireplace    | Yes                                                   |
| Fireplaces   | Brick Facing                                          |
| 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    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 22              |

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Listing information last updated on September 16th, 2025 at 8:47pm MDT