

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

## \$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 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
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### **Additional Information**

Date Listed	August 9th, 2024
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Days on Market	238
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Zoning	Zone 22
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