

## \$899,999 - 9544 154 Street, Edmonton

MLS® #E4438671

**\$899,999**

6 Bedroom, 4.50 Bathroom, 3,052 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Welcome to this stunning, luxurious, custom-built house in the heart of Edmonton city. Prime location and easy access to everything that you can desire. Upon entry, you will be greeted with a massive entrance and an open to below ceiling in the family room. With almost 4,500 sq. ft. of living space, this home offers 6 bedrooms, office and 4.5 baths. Side entrance with in law basement suite perfect for extended family. Main floor has a living room, family room, and extra spice kitchen. Upstairs has 4 bedrooms with 3 full baths. Lower level is huge with full kitchen, large living space and 2 bedrooms, and a 4-piece bath. Upgrades include granite countertop, gas stove, air condition, hardwood floors, and elegant staircase. Home also boasts a triple car garage.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438671  |
| Price          | \$899,999 |
| Bedrooms       | 6         |
| Bathrooms      | 4.50      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 3,052     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9544 154 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2E9           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Skylight, Vinyl Windows, Wet Bar, See Remarks, Vacuum System-Roughed-In, Infill Property |
| Parking   | Triple Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Aleda Patterson School  
Middle                              Alex Janvier School  
High                                 Jasper Place School

**Additional Information**

Date Listed                      May 27th, 2025  
Days on Market                20  
Zoning                              Zone 22

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