

## \$599,900 - 8741 152 Street, Edmonton

MLS® #E4437217

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

A rare find in Jasper Park! \*\*\*\* great cash flow + huge potential! \*\* Right across Stratford school & James Gibbons school. \*\* FOUR permitted suites!! \*\* Whole duplex, side by side, in its Entirety, with 4 Separate suites/entrances. \*\* Total rental income: \$3,900/month. \*\* Each suite has its own One Bedroom, Living room, Kitchen, Full bathroom and Laundry. \*\* It is a Bi-level so the basement windows are Above-ground and basements suites are brighter. \*\* Newer bathrooms, Newer roof, Newer windows, Newer flooring, Newer boiler/hot water tank and Newer paint. \*\* Zoning: already Medium Scale Residential (RM h16). \*\*\*\* Last but certainly not the least, Huge LOT, 880 m2 (9,472 sqft); 19.5m X 45m, (64 feet X 148 feet). \*\* Home is what you make it!

Built in 1962

### Essential Information

MLS® #	E4437217
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,407
Acres	0.00
Year Built	1962



Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bi-Level
Status	Active

### Community Information

Address	8741 152 Street
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1L9

### Amenities

Amenities	Off Street Parking, On Street Parking, See Remarks
Parking	Rear Drive Access, RV Parking, See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	May 17th, 2025
Days on Market	1
Zoning	Zone 22

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