

## \$570,000 - 8721 152 Street, Edmonton

MLS® #E4442727

**\$570,000**

5 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

### EXCELLENT BASEMENT SUITE

POTENTIAL! Where Timeless Design meets Exquisite Enhancements! Meticulously landscaped grounds & custom aggregate walkways guide to a charming front porch - every detail hints at the care & pride! This spacious Jasper Park home offers over 3,000 sq ft, including a large 1981 addition & a separate entrance leading to a newly renovated, 792 sq ft, basementâ€”perfect for a future suite or multigenerational living. Featuring 5 large bedrooms (3 up, 2 down) & 2 furnaces for year-round comfort. Recent upgrades include shingles, new sewer line, washer/dryer, bathroom vanity, aggregate sidewalks, & professional landscaping. Inside, enjoy a marble-tiled foyer, soaring ceilings, crown moulding, & two skylights that fill the home with natural light. The kitchen overlooks a private, beautifully landscaped, large backyard, & a spacious deck is ideal for entertaining. Endless space, flexibility, & investment potential in one of West Edmontonâ€™s most desirable neighborhoods. Excellent Opportunity!

Built in 1969

### Essential Information

MLS® # E4442727

Price \$570,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8721 152 Street
Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1L9

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Front/Rear Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, Treed Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Stratford School
Middle	Sherwood School
High	Jasper Place

### Additional Information

Date Listed	June 17th, 2025
Days on Market	49
Zoning	Zone 22

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