

## \$399,900 - 9836 150 Street, Edmonton

MLS® #E4456938

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

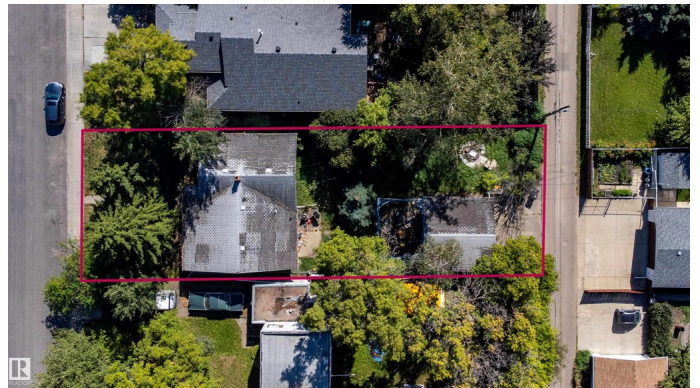
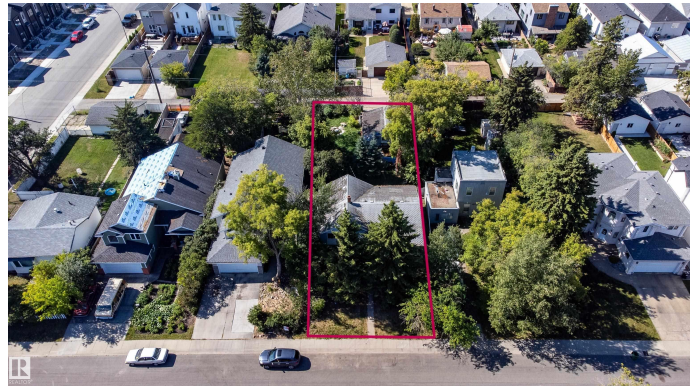
West Jasper Place, Edmonton, AB

GREAT INFILL OPPORTUNITY IN BRITANNIA-YOUNGSTOWN! Situated on a massive 742.29 m<sup>2</sup> (50x148 ft) rectangular lot, this solid 1,250 sqft bungalow is being sold as-is, where-is and priced at land value—ideal for developers, builders, or savvy investors. Located in a mature west-central neighborhood with growing revitalization, this property offers future upside with the upcoming Valley Line West LRT expansion, which will dramatically enhance connectivity across the city. The home itself features 3 bedrooms, a spacious kitchen, large living room, and double garage, but the true value lies in the land and redevelopment potential. Zoned RF1, the lot provides flexibility for future redevelopment in one of Edmonton's best-positioned emerging communities—close to schools, shopping, parks, transit routes, and with quick access to Whitemud, Anthony Henday, downtown, and the University of Alberta.

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456938  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,313                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9836 150 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 1N6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, See Remarks |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, See Remarks              |
| Exterior Features | Back Lane, Fenced, See Remarks |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, See Remarks              |
| Foundation        | Block, Brick, Stone            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 5                   |

## Zoning

## Zone 22

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Listing information last updated on September 14th, 2025 at 8:17am MDT