

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

MLS® #E4456938

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

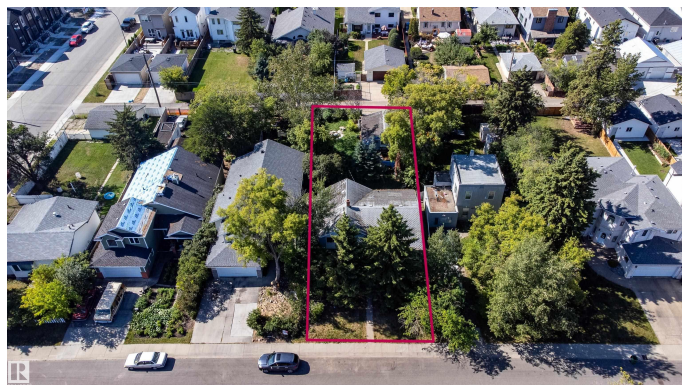
West Jasper Place, Edmonton, AB

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	3

## Zoning

## Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 12th, 2025 at 3:48pm MDT