

## \$425,000 - 9111 151 Street, Edmonton

MLS® #E4444683

**\$425,000**

3 Bedroom, 2.00 Bathroom, 934 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

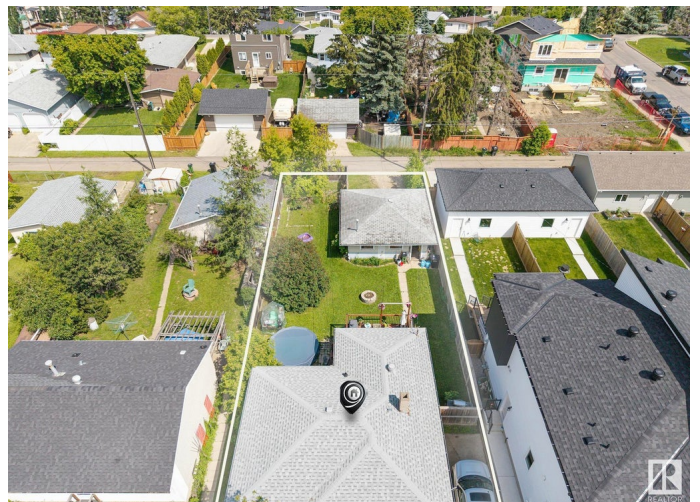
OPPORTUNITY IS KNOCKING! Investors & renovators—this is the project you’ve been waiting for! Charming 933 sq ft bungalow in the heart of Jasper Park. Just minutes from West Edmonton Mall & quick access to Whitemud Drive, you’ll love the unbeatable convenience to shopping, dining, & 15 min commuting downtown or to the U of A. The main floor offers 2 bedrooms, 1 bath & spacious kitchen with patio doors opening to a good-sized deck—perfect for entertaining or relaxing. Downstairs, the separate 1-bedroom, 1-bath nanny/mother-in-law suite features a second kitchen, ideal for extended family. Shared laundry serves both suites & updated electrical. Full of life & bursting with potential, this home is a fantastic opportunity for a rewarding fixer-upper or a smart hold-and-redevelop investment. The large 47.6 ft x 148 ft lot (14.5m x 45.1m) sits in a neighborhood undergoing exciting revitalization, with new infill projects & modern amenities transforming the area & walking to West Valley Line LRT!

Built in 1956

### Essential Information

MLS® # E4444683

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 934                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9111 151 Street |
| Area        | Edmonton        |
| Subdivision | Jasper Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1J5         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, See Remarks |
| Parking   | Double Garage Detached, Heated, Insulated          |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 2                                                                                                                              |
| Has Suite    | Yes                                                                                                                            |
| Has Basement | Yes                                                                                                                            |
| Basement     | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco, Vinyl                                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Concrete, Stucco, Vinyl                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                58  
Zoning                              Zone 22

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT