

## \$449,900 - 9748 154 Street, Edmonton

MLS® #E4440849

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

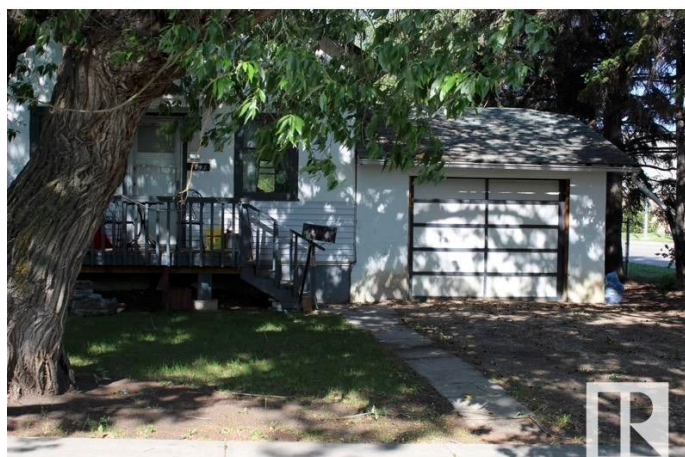
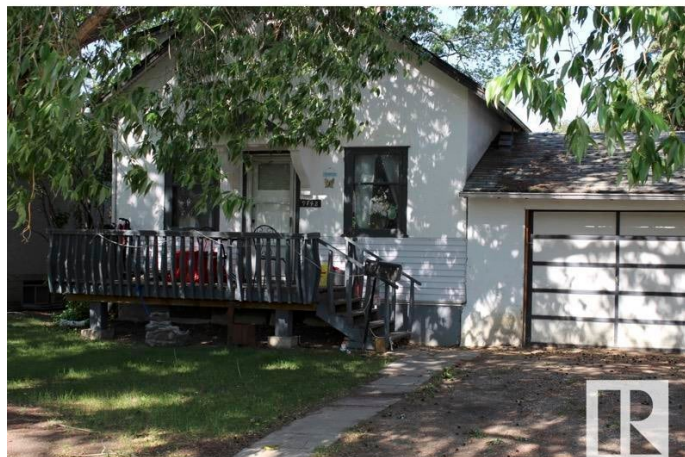
RARE OPPORTUNITY in WEST JASPER PLACE! This 148 ft x 50 ft CORNER LOT is zoned Small Scale Residential and offers incredible potential for investors or developers. A 1930-built 1.5 storey home with an attached single garage sits on the lot, all being sold AS IS LOT VALUE ONLY! Located in a sought-after neighbourhood with many new infill developments, this property is perfect for a TRIPLEX, FOURPLEX OR CUSTOM BUILD. Future LRT EXPANSION will bring even more convenience to the area. Tenants currently occupy the home. Don't miss your chance this one wont last at this price!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4440849        |
| Price     | \$449,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9748 154 Street   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5P 2G3  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Public Transportation, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 22        |

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Listing information last updated on June 9th, 2025 at 9:02pm MDT