# \$689,800 - 15103 96 Avenue, Edmonton

MLS® #E4425374

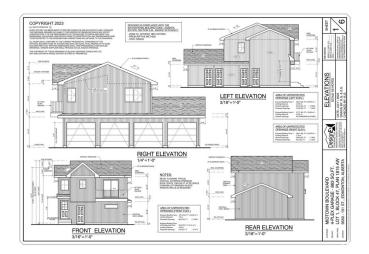
#### \$689,800

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Amazing Development Opportunity on this corner lot with this stunning 9 unit project that is DP & BP ready. Permits will be transferred over to the new owners. This 4plex with legal basement suites is accompanied by a garage suite to maximize your cashflow. All units are thoughtfully designed to enhance the tenants living experience. Corner units are 1330 sq ft with 3 bedrooms and the middle units are 1280 sq ft with 2 master bedrooms. The one bedroom basement suites come with their own forced walk out entrance at the front. The cherry on top is the garage suite above the 4 single car garage; a private living oasis with no shared walls. A variance was approved to accommodate larger units and sq footage. Vacant lot, old house has been demolished. It is perfectly located close to transportation, schools/parks, DT, and all your shopping needs.





## **Essential Information**

MLS® #	E4425374
Price	\$689,800
Bathrooms	0.00
Acres	0.00
Туре	Single Family
Sub-Type	Vacant Lot/Land
Style	2 Storey

### Status Active

## **Community Information**

Address	15103 96 Avenue
Area	Edmonton
Subdivision	West Jasper Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5P 1S3

#### Amenities

Parking See Remarks

#### Exterior

Exterior Features See Remarks

## **Additional Information**

Date Listed	March 12th, 2025
Days on Market	51
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 May 2nd, 2025 at 1:02am MDT