

## \$2,250,000 - 15503 99 Ave, Edmonton

MLS® #E4430247

**\$2,250,000**

4 Bedroom, 3.50 Bathroom, 4,648 sqft

Single Family on 0.00 Acres

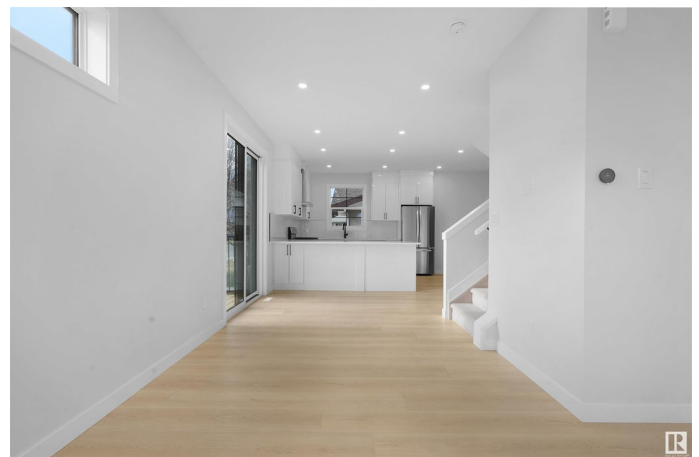
West Jasper Place, Edmonton, AB

Brand New Corner Lot FOURPLEX with 4 Legal Basement Suites – Prime Investment Opportunity! Welcome to this cash-flowing property featuring a total of 16 bedrooms and 12 bathrooms, welcomed by a modern open concept, the main floor features chefs kitchen with SS appliances, living and dining space; including four 1 bed/1 bath LEGAL basement suites with separate entrances and full kitchens! Designed for high rental income or extended family living. Ideally located just minutes to Downtown Edmonton, West Edmonton Mall, and the River Valley, with schools, shopping, and public transit all within walking distance. Each unit spans approx~1,162 sq ft above grade, plus 578 sq ft in the basement. The fourplex next door is also available~purchase one or buy both together for an exceptional investment opportunity! Still under construction, the photos shown are from a similar fourplex recently built by the same builder~final finishes for this unit will be comparable in style & quality!

Built in 2025

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4430247    |
| Price  | \$2,250,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 4,648         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15503 99 Ave      |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 2K9           |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, See Remarks, Infill Property |
| Parking   | Single Garage Detached                                         |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Dryer-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                      |
| Stories           | 3                                                                                                                              |
| Has Suite         | Yes                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 22          |

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Listing information last updated on May 1st, 2025 at 5:17am MDT