

## \$579,000 - 15220 91 Avenue, Edmonton

MLS® #E4442326

**\$579,000**

2 Bedroom, 1.50 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Jasper Park, Edmonton, AB

**INVESTOR ALERT!** This sough after 52'x147'.

Corner lot offering over 700 sq/m. Ideal for a wide range of redevelopment possibilities.

This property is perfect for your next multi-unit or custom project and is located in the mature neighbourhood of Jasper Park. The home is clean and well-maintained with 2 bedrooms and a double detached garage. Close to WEM, Whitemud Dr, LRT and Downtown! This is a rare property with huge potential.

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442326               |
| Price          | \$579,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 15220 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Jasper Park     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4Z5         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 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 August 3rd, 2025 at 1:02am MDT