

# \$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 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 9  
Zoning Zone 22

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Listing information last updated on April 19th, 2025 at 5:47am MDT