

## \$679,900 - 15330 99 Avenue, Edmonton

MLS® #E4447774

**\$679,900**

6 Bedroom, 3.00 Bathroom, 1,741 sqft

Single Family on 0.00 Acres

West Jasper Place, Edmonton, AB

Spacious Bi-Level, ideal for large families in West Jasper Place. This beautiful well maintained home, nestled on a quiet, tree-lined street in West Jasper Place sits on a HUGE sunny south-facing lot. The main level is bright and inviting, featuring a spacious living and dining area with gleaming hardwood floors and a cozy fireplace. The kitchen is impressively large, with ample cabinetry, tons of counter space, and room for a full-sized dining table. 3 generously sized bedrooms all feature large closets, including a primary bedroom complete with an ensuite. You'll also find another full bathroom, a laundry room, and a sunroom that adds even more versatile space. Downstairs the basement has the potential of income. With 3 bedrooms, laundry room, den and 2nd kitchen ideal for extended family or guests. Plenty of storage, raised patio, oversized double garage and plenty of parking and room for an RV. Great opportunity in a prime location!

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447774  |
| Price     | \$679,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,741                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 15330 99 Avenue   |
| Area        | Edmonton          |
| Subdivision | West Jasper Place |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5P 0H9           |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                                                        |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Double Sided                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low |

Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 22         |

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Listing information last updated on August 9th, 2025 at 10:47pm MDT