\$539,555 - 1904 155 Avenue, Edmonton

MLS® #E4418877

\$539,555

3 Bedroom, 2.50 Bathroom, 1,822 sqft Single Family on 0.00 Acres

Gorman, Edmonton, AB

Take advantage of this incredible opportunity to lock in a great price now & move in laterâ€"before prices increase in Alberta! 3-bed + 2.5-bath side-by-side duplex offers the flexibility to purchase both units, whether you're looking for a perfect home for yourself or an investment property for extended family. Over 1,800 sq ft, this custom-built luxury home features a main floor den (additional bedroom?), a beautifully designed custom kitchen, & a spacious family room with large windows that flood the space with natural light & open to above ceilings. Upstairs, you'll find 3 generous bedrooms, a bonus room + 2 full bathrooms. The primary bedroom is a true retreat with a stunning ensuite & a walk-in closet. The basement includes a SIDE ENTRANCE, providing excellent potential for a future legal suite or Airbnb. Located just minutes from the Anthony Henday in a vibrant new subdivision, don't miss your chance to secure this amazing deal before prices rise! **LIMITED UNITS LEFT ONLY** BUY NOW, MOVE IN LATER!





Built in 2024

Essential Information

MLS® # E4418877 Price \$539,555 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,822

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 1904 155 Avenue

Area Edmonton

Subdivision Gorman

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4H8

Amenities

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

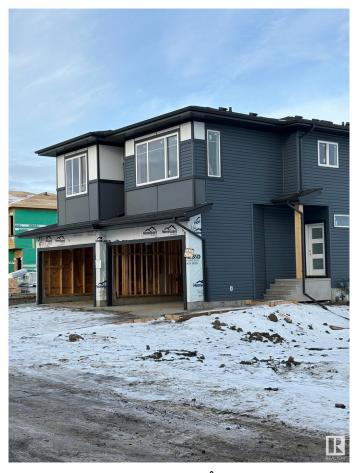
Foundation Concrete Perimeter

Additional Information

Date Listed January 22nd, 2025

Days on Market 77

Zoning Zone 03



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 April 9th, 2025 at 2:02pm MDT