

## \$599,555 - 1904 155 Avenue, Edmonton

MLS® #E4448573

**\$599,555**

3 Bedroom, 3.50 Bathroom, 1,865 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 LEGAL BASEMENT SUITE for rental 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!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448573  |
| Price     | \$599,555 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,865         |
| 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           | 3                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Kirkness School       |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 03         |



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Listing information last updated on August 6th, 2025 at 11:17am MDT