# \$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

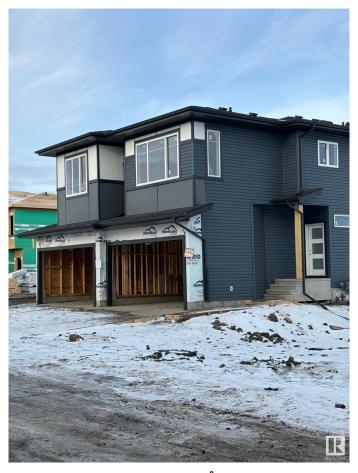
Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 22nd, 2025

Days on Market 87

Zoning Zone 03



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Listing information last updated on April 19th, 2025 at 4:02am MDT