

\$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

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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	101
Zoning	Zone 03



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