

# \$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	11
Zoning	Zone 03



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