

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

MLS® #E4459463

**\$599,555**

5 Bedroom, 3.50 Bathroom, 1,983 sqft

Single Family on 0.00 Acres

Gorman, Edmonton, AB

Welcome to this stunning 5-bedroom, 3.5-bathroom home with nearly 2,000 sq ft of living space PLUS a fully finished legal basement suite. Perfect for families or investors, this luxury home combines thoughtful design with income potential. On the main floor, you'll love the convenience of a bedroom and powder room, an elegant custom kitchen with high-end finishes, and a spacious family room featuring beautiful open-to-above ceilings and oversized windows that flood the space with natural light. Upstairs, you will find 3 generous bedrooms, a large bonus room with a window, and 2 additional full bathrooms. The primary suite is your private retreat, complete with a spa-like ensuite and walk-in closet. The basement offers a 1-bedroom legal suite – ideal for rental income or Airbnb. Appliances & Deck included! Located in a vibrant new community just steps from everyday conveniences and minutes from the Anthony Henday, this is your chance to secure a gorgeous home with a legal suite! WE HAVE PRE-CON HOMES ALSO!



Built in 2024

### Essential Information

MLS® # E4459463

Price \$599,555

|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,983         |
| 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    | September 25th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 25th, 2025 at 8:17pm MDT