

## \$539,900 - 1918 155 Avenue, Edmonton

MLS® #E4421747

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

Gorman, Edmonton, AB

Welcome to 1918 155 Ave NW, this impressive brand new 4 bed & 3 full bath half-duplex boasts 1840 sqft of expertly designed living space, finished with high-end finishes and thoughtful upgrades. The main floor features 9-ft ceiling, a full washroom, and a bedroom for convenience. The beautifully appointed kitchen showcases TWO-TONE cabinets. The expansive living area incorporates large windows for ample natural light along with electric fireplace. The second level, accessible via elegant stairs, reveals a spacious bonus room with a striking feature wall, which offers a vantage point to take in views of the living area with OPEN TO BELOW concept complemented by two more bedrooms with common full bathroom. The primary suite features a recessed/tray ceiling, feature wall, en-suite with tiled glass shower, and walk-in closet. Additional enhancements include SEPARATE BASEMENT ENTRANCE, central-vac rough-in, POE camera wire rough-in etc. Actual finishes may vary, pictures from different layout.

Built in 2024

### Essential Information

MLS® # E4421747

Price \$539,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,840         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1918 155 Avenue |
| Area        | Edmonton        |
| Subdivision | Gorman          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H8         |

### Amenities

|           |                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                                                                                           |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Appliances        | Hood Fan, See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                       |
| Fireplace         | Yes                                             |
| Fireplaces        | Insert, Tile Surround                           |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Unfinished                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Commercial, Golf Nearby, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 68                  |
| Zoning         | Zone 03             |

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Listing information last updated on April 23rd, 2025 at 5:02pm MDT