

Courtesy Of Varinder K Sandhu Of MaxWell Polaris

## \$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 points 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 49  
Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 4:17pm MDT