

# \$537,555 - 1812 155 Avenue, Edmonton

MLS® #E4418790

**\$537,555**

3 Bedroom, 2.50 Bathroom, 1,822 sqft  
Single Family on 0.00 Acres

Gorman, Edmonton, AB

Option to Buy Both Sides! This front attached garage-side-by-side duplex offers a fantastic opportunity to live in one unit and rent out the other for extra income (if you choose to buy both sides). Each home features over 1,800 sq ft, 3bedrooms, 2.5bathrooms with a main floor den/office (potential bedroom), a chefâ€™s kitchen, and a spacious dining area. The bright living room has large windows that let in plenty of natural light. Upstairs, you'll find 3 spacious bedrooms, a bonus room, and 2 full baths. The primary bedroom includes a luxurious ensuite and walk-in closet. The basement with side entrance is ready for a future legal suite or Airbnb. Located minutes from the Anthony Henday in a new, growing neighborhood. Act fastâ€”only a few units left with quick and later possession options!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418790  |
| Price          | \$537,555 |
| 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     | 1812 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 21st, 2025 |
|-------------|--------------------|

Days on Market 110  
Zoning Zone 03



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