

# \$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 77  
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 8th, 2025 at 6:32am MDT