

# \$599,555 - 1814 155 Avenue, Edmonton

MLS® #E4443906

**\$599,555**

4 Bedroom, 3.50 Bathroom, 1,865 sqft

Single Family on 0.00 Acres

Gorman, Edmonton, AB

4 BEDROOMS + MAIN FLOOR DEN, BONUS ROOM, + 3.5 BATHROOMS! Experience luxury living with income potential in this stunning front-attached garage half-duplex featuring nearly 1,900 sq ft above grade plus a fully finished legal basement suite. The main floor boasts a chef-inspired kitchen with quartz countertops, modern cabinetry, a bright open-concept living space with oversized windows, and a dedicated den—perfect for a home office. Upstairs offers 3 spacious bedrooms, a versatile bonus room, and 2 elegant full baths. The primary suite is a true retreat with a walk-in closet and spa-like ensuite. The legal basement suite, complete with a private entrance, 1 bedroom, full kitchen, laundry, and separate furnace, is ideal for rental income or extended family. Located minutes from Anthony Henday and just 5 minutes to Manning Town Centre, this home blends upscale finishes with unbeatable convenience in a rapidly growing community. Don't miss out—secure yours before they're gone!

Built in 2024

## Essential Information

MLS® # E4443906

Price \$599,555



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1814 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, RV Parking

### 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	June 20th, 2025
Days on Market	4
Zoning	Zone 03

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