

## \$625,000 - 2007 155 Avenue, Edmonton

MLS® #E4428671

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,875 sqft  
Single Family on 0.00 Acres

Gorman, Edmonton, AB

**\*\*This Is PRE-SALE & Will BE ready For Possession June 30\*\*..Fully Upgraded 1875 sq ft North Facing Half Duplex with 4 Bedrooms + 3 Full bathroom, Bonus Room & **\*\*Double car Garage\*\*** on main Floor Open to Below Living Area With Fireplace, Ceiling Height Kitchen + **\*\*SPICE KITCHEN\*\*** with ALL STAINLESS STEEL Appliances & Quartz Countertops, Also Main Floor BEDROOM & Full Bathroom.. Spindle Railing lead to 2nd Level Above Garage Master Bedroom with en-suite & walk-in Closet, 2 more bedrooms with Full Bathroom & Bonus Room For ur Entertainment, walk-in Laundry With Washer, Dryer.. **\*\*SEPARATE ENTRY** to Basement.. Upgrades includes All 3 levels are 9 feet high with 8ft high doors, Vaulted Ceilings in Master bedroom & Bonus room Areas with Rope Light, Tiles, vinyl Planks on main floor & upgraded Plumbing & Lightning Fixtures,SEPARATE ENTRY To Basement, & MUCH MORE,, Close To All Amenities.**

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428671  |
| Price     | \$625,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,875         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2007 155 Avenue |
| Area        | Edmonton        |
| Subdivision | Gorman          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H8         |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated, Over Sized                                                                              |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Insert                                                                                                                           |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, See Remarks                                                                                                                |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Metal, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 03          |

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Listing information last updated on April 22nd, 2025 at 4:47am MDT