

Courtesy Of Gary Virk Of MaxWell Polaris

\$655,000 - 2023 154 Avenue, Edmonton

MLS® #E4428650

\$655,000

6 Bedroom, 4.00 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

Gorman, Edmonton, AB

****Modern Contemporary Architectural Style With Premium Vinyl Ext- **OVER 1850 sq ft FULLY UPGRADED North Facing Half-Duplex with Total 6 Bedrooms + 4 Full bathroom, Bonus Room & **Double Tandem car Garage (FULLY FINISHED LEGAL BASEMENT).. 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..Maple Glass Railing lead to 2nd Level Above Master Bedroom with en-suite with free Standing Tub & walk-in Closet, 2 more bedrooms with Full Bathroom & Bonus Room For ur Entertainment, Laundry With Washer, Dryer & Sink.. **SEPARATE ENTRY** To**FULLY FINISHED** 2 Bedroom with Kitchen **SEPARATE HEATING SYSTEM** LEGAL Basement Suite.. Upgrades includes All 3 levels are 9 feet high with 8ft high doors Through-out, Vaulted Ceilings in Master bedroom with Rope Light, Carpet, Tiles & vinyl Planks Throughout the House, upgraded Plumbing & Lightning Fixtures, triple pane Windows, ETC**



Built in 2025

Essential Information

MLS® #

E4428650

Price	\$655,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,850
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2023 154 Avenue
Area	Edmonton
Subdivision	Gorman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4H5

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, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

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 8

Zoning Zone 03

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Listing information last updated on April 8th, 2025 at 7:47pm MDT