

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 4

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 4th, 2025 at 6:32am MDT