

## \$858,999 - 2005 154 Avenue, Edmonton

MLS® #E4463957

**\$858,999**

6 Bedroom, 4.00 Bathroom, 2,672 sqft

Single Family on 0.00 Acres

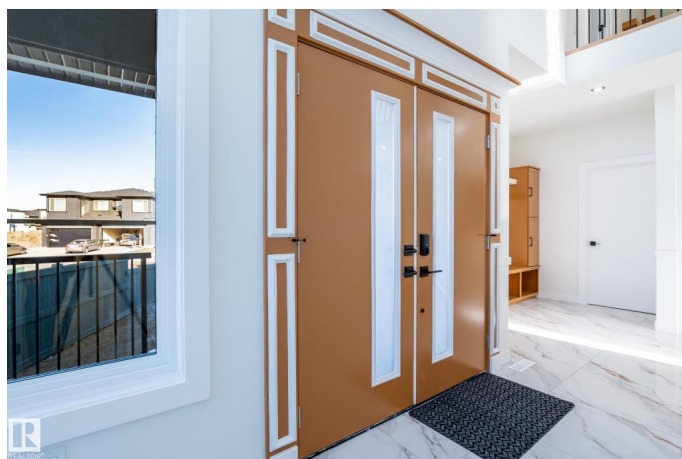
Gorman, Edmonton, AB

Welcome to an executive masterpiece in Gorman, where high-end custom finishes and intelligent dual-family design redefine modern living. This stunning, carpet-free home boasts high-quality tile and 7-inch vinyl plank throughout. The gourmet kitchen features custom cabinetry, elegant quartz countertops throughout, and a unique, fully ventilated spice kitchen—perfect for the passionate chef. This dual-family design features two distinct living areas, a main floor bedroom with 'cheater' ensuite, and main floor laundry, purpose-built for multi-generational comfort. The luxurious primary suite is a true sanctuary, with a dressing closet, custom lighting, and a private balcony overlooking the large, pie-shaped backyard. A separate entrance leads to the bright, 2-bed plus den basement suite, offering exceptional versatility and income potential. Situated near Anthony Henday Drive, your commute is effortless. Experience a space designed for the way you live today.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463957  |
| Price     | \$858,999 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 4             |
| Square Footage | 2,672         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2005 154 Avenue |
| Area        | Edmonton        |
| Subdivision | Gorman          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4H7         |

### Amenities

|                |                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, HRV System |
| Parking Spaces | 4                                                                                                                                                                                    |
| Parking        | Double Garage Attached                                                                                                                                                               |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave |
| Heating           | Forced Air-2, Natural Gas                                   |
| Fireplace         | Yes                                                         |
| Fireplaces        | Tile Surround, Wall Mount                                   |
| Stories           | 3                                                           |
| Has Suite         | Yes                                                         |
| Has Basement      | Yes                                                         |
| Basement          | Full, Finished                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Commercial, Cul-De-Sac, Picnic Area, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
| Middle     | John D Bracco   |
| High       | EastGlen        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 03            |

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Listing information last updated on November 3rd, 2025 at 10:02am MST