

\$479,000 - 7718 174a Avenue, Edmonton

MLS® #E4427879

\$479,000

3 Bedroom, 2.50 Bathroom, 1,635 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Everything a family needs. Built by Welcome Homes, a reputable builder since 1977! This home comes with style and function. Double attached garage, 3 bedrooms and 2 and a half baths. Backing on a walking trail and park. Upgraded lighting package. Don't like clutter? This home comes with a large pantry, spacious bootroom, linen closet, generous bedroom closets and a huge walk-in for the primary bedroom. Modern, crisp and clean. Welcome Home!

Built in 2024

Essential Information

| | |
|----------------|----------------------|
| MLS® # | E4427879 |
| Price | \$479,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,635 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 2 Storey |
| Status | Active |



Community Information

| | |
|-------------|-----------------------|
| Address | 7718 174a Avenue |
| Area | Edmonton |
| Subdivision | Crystallina Nera West |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0W5 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6" |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Flat Site |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 152 |
| Zoning | Zone 28 |

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