

## \$609,900 - 7640 182 Avenue, Edmonton

MLS® #E4434732

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Fall in Love with Your Dream Home! This STUNNING 2,296 ft.Â² AIR CONDITIONED, two-story beauty with 3 bedrooms, 2.5 baths, a DEN, BONUS ROOM, and a DOUBLE ATTACHED GARAGE! From the moment you walk in, you'll notice the warm hardwood flooring throughout and the flood of natural light from the oversized living room windows. Oh wow, the kitchen â€¦ get ready to cook, host & enjoy in this chefâ€™s dream kitchen with endless QUARTZ countertops! Thereâ€™s lots of room to cook, and still chat with guests while entertaining! STAINLESS STEEL appliances including GAS STOVE + large pantry! Upstairs is the perfect layout: generous sized BONUS ROOM, primary bedroom with a 5-pc ENSUITE and WALK-IN CLOSET + 2 more large bedrooms, another 5-pc bath + upstairs laundry. Basement is unfinished - design it your way! The backyard is a nice size & fenced with no neighbours behind you! Located near walking trails, short walk to Crystallina Nera Lake public transit, quick access to Anthony Henday and so much more!

Built in 2015

### Essential Information

MLS® # E4434732

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,297                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7640 182 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | None                                                                                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Back Lane, Public Transportation |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 28       |

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 May 9th, 2025 at 3:02pm MDT