# \$549,900 - 17720 70 Street, Edmonton

MLS® #E4413966

#### \$549,900

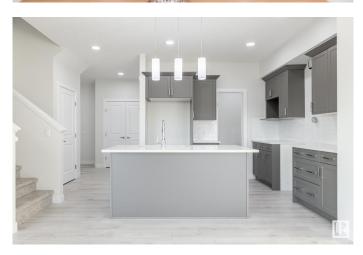
3 Bedroom, 2.50 Bathroom, 1,867 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Crystallina Nera is rooted in natural beauty. A lush forest and a storm water pond surrounded by paved walking trails are ideal for nature lovers. Poplar Lake, parks and future schools are all within walking distance. The 'Bedford-24' offers stunning features, quality craftsmanship, and an open-concept floor plan that makes day-to-day living effortless with its functional design. Separate Sie Entry, 9' ceilings on the main floor, laminate flooring, and guartz counters. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, plus a walk-through pantry! Your living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Rest and retreat upstairs, where you'll enjoy a large bonus room plus 3 bedrooms, including a primary suite designed for two with its expansive walk-in closet and spa-inspired ensuite! \*PLEASE NOTE\* PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES SUBJECT TO CHANGE







Built in 2024

#### **Essential Information**

MLS® # E4413966 Price \$549,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

17720 70 Street
Edmonton
Crystallina Nera East
Edmonton
ALBERTA
AB
T5Z 0W6

## Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	116
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 March 14th, 2025 at 5:32am MDT