

Courtesy Of Jessie L McCracken Of Real Broker

\$689,900 - 17706 73a Street, Edmonton

MLS® #E4426696

\$689,900

4 Bedroom, 3.50 Bathroom, 2,201 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Situated in a quiet cul-de-sac, this Coventry-built Nysa model is better than new! Designed with an open-concept layout and soaring ceilings, the main floor features a chef's kitchen with a walk-through pantry, a cozy gas fireplace, a mudroom, and a glass barn door leading to the office. Upstairs, enjoy the convenience of second-floor laundry, a family room open to below, plus three bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. The finished basement adds a spacious living area, a bedroom, and a 3-piece bath, complete with soundproofing. The pie-shaped lot is fully landscaped and includes a composite deck, plus vinyl fencing. The double attached garage boasts 10' ceilings, storage racks, hot/cold taps, and wiring for an EV or hot tub. Additional upgrades include A/C, custom shelving in all closets, luxury vinyl hardwood, cork tile bathrooms, and a full camera system. Conveniently located near walking paths, public transportation, and with easy access to Anthony Henday!

Built in 2021

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426696 |
| Price | \$689,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,201 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 17706 73a Street |
| Area | Edmonton |
| Subdivision | Crystallina Nera West |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0T1 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Remote Control |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Lago Lindo School |
| Middle | Dickinsfield School |
| High | Queen Elizabeth School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 28 |

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Listing information last updated on April 4th, 2025 at 6:32pm MDT