

Courtesy Of Paul E Afonso Of MaxWell Progressive

\$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,
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Ope
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
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 7
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 April 4th, 2025 at 7:47am MDT

