

# \$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 | 127              |
| Zoning         | Zone 28          |

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Listing information last updated on August 2nd, 2025 at 7:32pm MDT