

# \$479,900 - 18113 74 Street, Edmonton

MLS® #E4459495

## \$479,900

3 Bedroom, 2.50 Bathroom, 1,363 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this stunning brand new home featuring a double attached garage! As you enter, youâ€™re greeted by a front closet and a convenient half bath, leading into a stylish open-concept main floor. The kitchen connects effortlessly to the dining and living areasâ€”ideal for both entertaining and everyday comfort. Upstairs, youâ€™ll find 3 generously sized bedrooms, a full laundry room, and 2 bathrooms, including a 4-piece ensuite and walk-in closet in the primary suite. High-end 1-1/4" quartz countertops elevate the kitchen and bathrooms, while luxury vinyl plank flooring adds durability and style on the main floor. Complete with front and back landscaping, this home is truly move-in ready. Built to Built Green standards, it offers energy efficiency and environmentally conscious design for modern living.

Built in 2025

### Essential Information

MLS® #	E4459495
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,363



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	18113 74 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X7

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Not Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Elizabeth Finch School
Middle	Steele Heights School
High	Cardinal Collins High Scho

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	3
Zoning	Zone 28

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Listing information last updated on September 27th, 2025 at 4:02am MDT