

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

## \$439,900 - 17474 76 Street, Edmonton

MLS® #E4424454

### \$439,900

3 Bedroom, 2.50 Bathroom, 1,555 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

**MODERN HALF-DUPLEX, BALCONY,  
OVERSIZED GARAGE, NO CONDO FEES!**

Welcome to this stylish and low-maintenance 3-bedroom, 2.5-bath half-duplex in Crystallina Nera. The open-concept floor plan with 9â€™™ main floor ceilings, triple pane windows, and pot lights in the kitchen. A bright and spacious kitchen includes upgraded white cabinets, quartz countertops, stainless steel energy-star appliances, a pantry, and a large island with a breakfast bar. The mudroom and conveniently located half bath complete the main floor. Upstairs, the primary suite offers a walk-in closet, a full ensuite. A spacious bonus room with balcony, two more large bedrooms, a full bath, and a well-placed laundry room round out the second floor. The unfinished basement is ready for your personal touch. The oversized double rear-attached garage (21' long x 20' wide) and extended driveway provide plenty of parking. Located across from a future school, with easy access to the Henday, CFB Edmonton, and all amenities. Welcome home!

Built in 2018

### Essential Information

MLS® # E4424454

Price \$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,555
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17474 76 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0R2

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Heat Exchanger, Rooftop Deck/Patio
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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	Back Lane, Flat Site, Level Land, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 6th, 2025  
Days on Market 8  
Zoning Zone 28

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Listing information last updated on March 14th, 2025 at 2:32am MDT