# \$529,000 - 7726 174a Avenue, Edmonton

MLS® #E4432349

## \$529,000

3 Bedroom, 2.50 Bathroom, 1,777 sqft Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Everything a family needs plus a side entrance for future basement suite development. Built by Welcome Homes, a reputable builder since 1977! This home comes with style and function, not your typical duplex.

Open-to-below front entrance, double attached garage, 3 bedrooms, large bonus room and 2 and a half baths. Backing on a walking trail and park. Upgraded lighting package and electric fireplace with large mantel feature. Don't like clutter? This home comes with a large pantry, spacious bootroom, linen closet, broom 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® # E4432349 Price \$529,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2

Half Baths 1

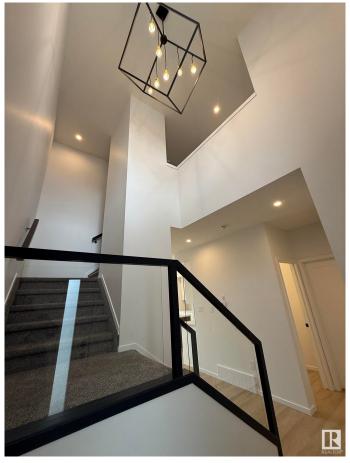
Year Built

Square Footage 1,777 Acres 0.00

Type Single Family

2024





Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 7726 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

Fireplaces Insert

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 April 23rd, 2025

Days on Market 86

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 July 18th, 2025 at 7:47pm MDT