# \$449,900 - 18113 74 Street, Edmonton

MLS® #E4459495

### \$449.900

3 Bedroom, 2.50 Bathroom, 1,317 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, you'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, you'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.



### **Essential Information**

MLS® # E4459495

Price \$449,900

Bedrooms 3

Bathrooms 2.50

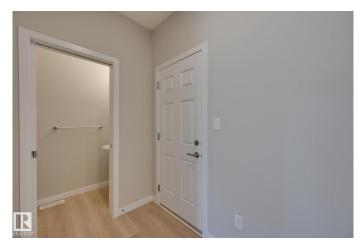
Full Baths 2

Half Baths 1

Square Footage 1,317







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 38

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 November 1st, 2025 at 4:17pm MDT