

\$474,900 - 8032 174a Avenue, Edmonton

MLS® #E4425549

\$474,900

3 Bedroom, 3.50 Bathroom, 1,620 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

This modern three-bedroom home offers the perfect combination of style and practicality. The open-concept main floor is designed for both comfort and entertaining, with a seamless flow between the kitchen, dining, and living areas. Large windows and elegant lighting create a bright and inviting atmosphere. Upstairs, you'll find a spacious bonus room, perfect for a home office or play area, along with a convenient laundry room and three generously sized bedrooms, including the primary suite, which provides a private retreat. The finished basement adds extra living space with a versatile rec room and a full bathroom, ideal for hosting guests or creating a cozy entertainment area. Thoughtfully designed with a contemporary style, this home is perfect for families or professionals seeking comfort, functionality, and modern charm. Don't miss your chance to make it yours!

Built in 2019

Essential Information

MLS® #	E4425549
Price	\$474,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,620
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	8032 174a Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0P6

Amenities

Amenities	No Animal Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 13th, 2025
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Days on Market 1

Zoning Zone 28

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