# \$479,900 - 17484 76 Street, Edmonton

MLS® #E4448611

#### \$479,900

3 Bedroom, 2.50 Bathroom, 1,714 sqft Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Stylish, Energy-Efficient Duplex with Bonus Room, Balcony & Oversized Garage Discover modern comfort in this upgraded 3-bed, 2.5-bath half duplex in Crystallina Nera. Thoughtfully designed with 9' ceilings. triple-pane windows, solar panels, and smart blinds and lighting for year-round efficiency. The open-concept main floor features a spacious living/dining area and sleek kitchen with quartz counters, upgraded cabinets, stainless Energy Star appliances, pantry, and large island. Upstairs offers a bonus room with balcony, king-sized primary suite with walk-in California Closets and ensuite, plus two bedrooms, full bath, and upper-floor laundry. Enjoy a 21'x20' rear-attached garage with 220V plug for EV/workshop and extended driveway. Unfinished basement offers future potential. Steps from a future school and close to Henday, CFB Edmonton, and shopping. Don't miss this exceptional opportunity!

Built in 2018

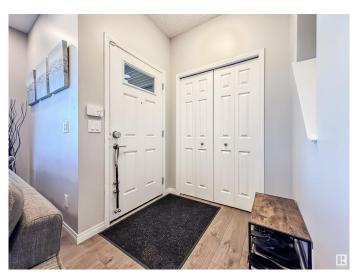
#### **Essential Information**

MLS® # E4448611 Price \$479.900

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,714 Acres 0.00

Year Built 2018

Type Single Family Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 17484 76 Street

Area Edmonton

Subdivision Crystallina Nera West

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0R2

### **Amenities**

Amenities Off Street Parking, Air Conditioner, Closet Organizers, Patio, Natural

Gas BBQ Hookup, Solar Equipment

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 1

Zoning Zone 28

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Listing information last updated on July 19th, 2025 at 1:02pm MDT