

# \$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             |
| Square Footage | 1,777         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |

|          |             |
|----------|-------------|
| 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 | 58               |
| Zoning         | Zone 28          |

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Listing information last updated on June 20th, 2025 at 7:32am MDT