

Courtesy Of Paul E Afonso Of MaxWell Progressive

## \$499,999 - 7777 174a Avenue, Edmonton

MLS® #E4439834

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Spacious Half Duplex with Premium Upgrades & No Condo Fees! Everything your family needs is tucked into this expansive, well-designed half duplex with no condo fees, a double attached garage, and a separate side entrance ideal for a future legal basement suite. Step into a bright and airy open-to-below foyer that sets the tone for the open-concept main floor. The upgraded kitchen features elegant quartz countertops and custom cabinetry, seamlessly flowing into a spacious pantry and mudroom that keep clutter out of sight. Upstairs, enjoy a large bonus room, perfect for cozy movie nights or a home office. The upper floor also includes three generously sized bedrooms, including a luxurious primary suite complete with a double vanity ensuite and a spa-inspired oversized shower. Built by Welcome Homes, a trusted, family-run builder serving Edmonton since 1977, this home combines thoughtful design with enduring quality. Whether you're upsizing, investing, or starting fresh, this home checks every box.

Built in 2023

### Essential Information

MLS® # E4439834

Price \$499,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,756         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7777 174a Avenue      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W5               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                17

Zoning                            Zone 28

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Listing information last updated on June 18th, 2025 at 7:02pm MDT