

\$529,000 - 7714 174a Avenue, Edmonton

MLS® #E4427878

\$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® # | E4427878 |
| 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 7714 174a Avenue
Area Edmonton
Subdivision Crystallina Nera West
City Edmonton
County ALBERTA
Province AB
Postal Code T5Z 0W5

Amenities

Amenities Carbon Monoxide Detectors,
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Ope
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
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 9
Zoning Zone 28



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