

## **\$459,000 - 18007 71 Street, Edmonton**

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MLS® #E4406675

**\$459,000**

3 Bedroom, 2.50 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this stunning 3 bedroom home, located in the highly sought-after community of Crystallina Nera. Spanning 1,391.68 sqft., it features a beautifully designed open-concept floor plan that seamlessly combines functionality with modern style. On the 9ft ceiling, main level, youâ€™re greeted by a spacious foyer leading into a bright and airy living room w/ vinyl plank flooring. The kitchen boasts sleek white cabinetry, a large island, stainless steel appliances, and flows into the dining area. A convenient 2 pce bathroom and large windows throughout the space ensure ample natural light. The upper level offers a generously sized primary bedroom complete with a walk-in closet and a private 3-pce ensuite. 2 additional bedrooms, a 4 pce bathroom, and a large laundry room complete this level. This home also offers suite potential with a separate side entrance leading to an unfinished basement, ready for your creative touch. Situated close to all amenities with easy access to Anthony Henday and Manning Drive.

Built in 2022

### **Essential Information**

MLS® #                    E4406675

Price                        \$459,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18007 71 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V4

### Amenities

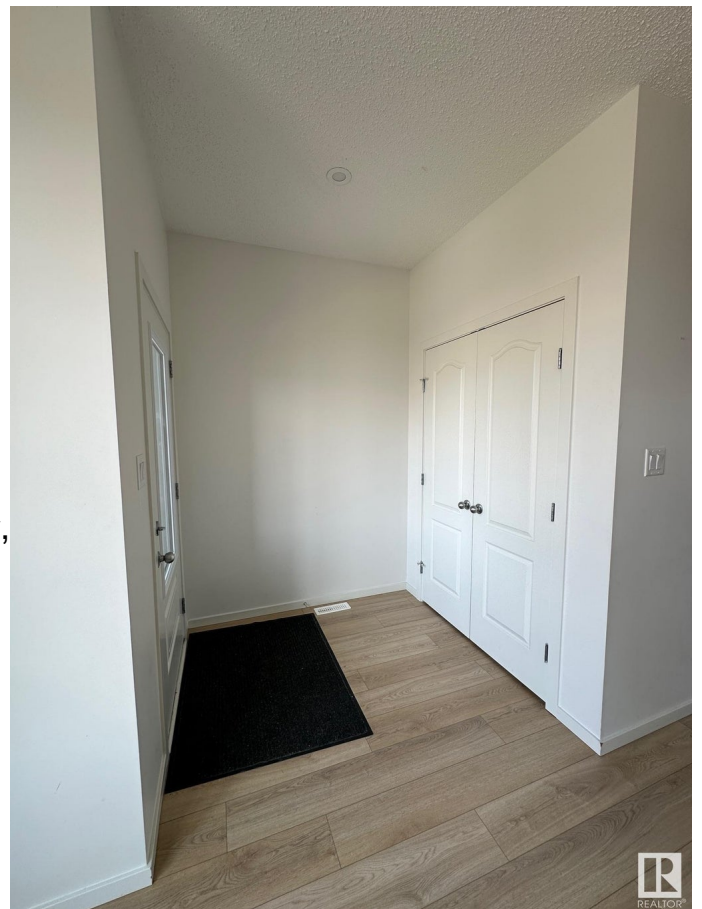
Amenities	Ceiling 9 ft.
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 16th, 2024
Days on Market	177
Zoning	Zone 28

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Listing information last updated on March 12th, 2025 at 7:17pm MDT