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

MLS® #E4439834

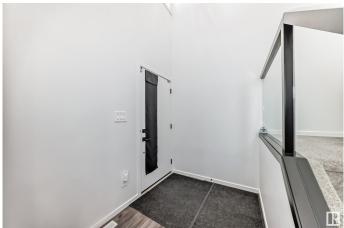
\$499,999

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 â€" 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 |
| Туре | 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 |

Additional Information

Date ListedJune 1st, 2025Days on Market15ZoningZone 28

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Listing information last updated on June 16th, 2025 at 9:17am MDT