Courtesy Of Sara J Kalke Of RE/MAX Real Estate

$459,900 - 17484 76 Street, Edmonton

MLS® #E4448611

$459,900
3 Bedroom, 2.50 Bathroom, 1,714 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Stylish, Energy-Efficient Duplex with Bonus Room, Balcony & Oversized Garage Discover modern comfort in this upgraded 3-bed, 2.5-bath half duplex in Crystallina Nera. Thoughtfully designed with 9â€™ ceilings, triple-pane windows, solar panels, and smart blinds and lighting for year-round efficiency. The open-concept main floor features a spacious living/dining area and sleek kitchen with quartz counters, upgraded cabinets, stainless Energy Star appliances, pantry, and large island. Upstairs offers a bonus room with balcony, king-sized primary suite with walk-in California Closets and ensuite, plus two bedrooms, full bath, and upper-floor laundry. Enjoy a 21â€™x20â€™ rear-attached garage with 220V plug for EV/workshop and extended driveway. Unfinished basement offers future potential. Steps from a future school and close to Henday, CFB Edmonton, and shopping. Donâ€™t miss this exceptional opportunity!

Built in 2018

Essential Information

MLS® #	E4448611
Price	$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,714
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17484 76 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0R2

Amenities

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Patio, Natural Gas BBQ Hookup, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	15
Zoning	Zone 28

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