\$479,900 - 17484 76 Street, Edmonton

MLS® #E4448611

\$479,900

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 9' 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 21'x20' 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. Don't miss this exceptional opportunity!

Built in 2018

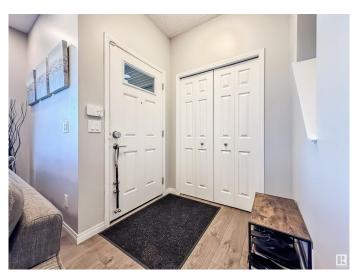
Essential Information

MLS® # E4448611 Price \$479.900

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 1

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 5:17am MDT