

# \$529,000 - 7730 174a Avenue, Edmonton

MLS® #E4453473

## \$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. Full LG upgraded appliance package included! 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 bath. 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® #         | E4453473  |
| 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     | 7730 174a Avenue      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W5               |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6" |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| 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 Site |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stone, Vinyl               |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 23rd, 2025 at 1:32pm MDT