

## \$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 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      | \$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 | 34              |
| Zoning         | Zone 28         |

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Listing information last updated on August 21st, 2025 at 12:18am MDT