

Courtesy Of Andy T Huynh Of Exp Realty

# \$619,900 - 6945 176a Ave, Edmonton

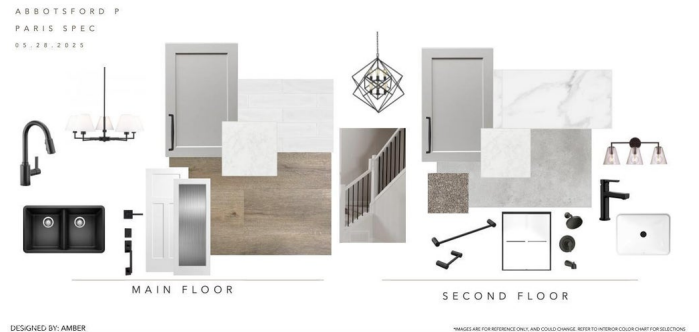
MLS® #E4453208

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,041 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

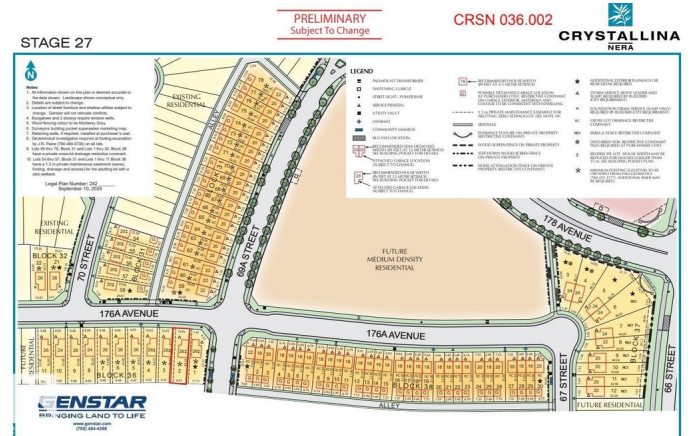
Introducing the Abbotsford model by City Homes Master Builder – a beautifully designed 2,041 sq.ft. home in a sought-after community of Crystallina Nera. This 3-bed, 2.5-bath layout includes a spacious great room, central bonus room, mudroom, and separate side entrance, perfect for future suite potential. Over \$35K in upgrades: stone exterior, widened double garage, 9” foundation walls, and basement rough-ins for future laundry and sink. Chef-inspired kitchen features 30” electric cooktop, canopy hood fan, built-in wall oven/microwave, dishwasher, and double-wide fridge. Luxurious primary suite with freestanding soaker tub and upgraded pocket door ensuite. All stub walls upgraded to railing. Estimated completion: December 2025.



Built in 2025

## Essential Information

MLS® #	E4453208
Price	\$619,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6945 176a Ave
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W8

### **Amenities**

Amenities	See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter, See Remarks

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	60
Zoning	Zone 28

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Listing information last updated on October 14th, 2025 at 2:02am MDT