\$479,500 - 17647 70 Street, Edmonton

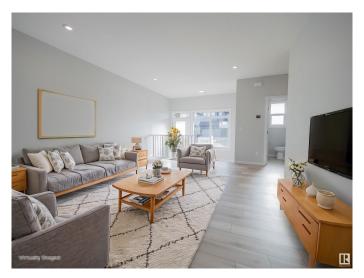
MLS® #E4432695

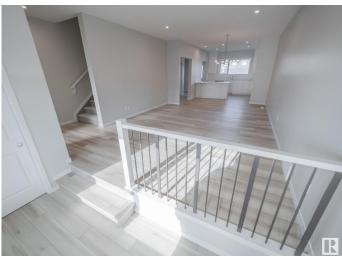
\$479,500

3 Bedroom, 2.50 Bathroom, 1,642 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you with an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautiful cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. *Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged *







Built in 2024

Essential Information

| MLS® # | E4432695 |
|----------|-----------|
| Price | \$479,500 |
| Bedrooms | 3 |

| Bathrooms | 2.50 |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,642 |
| Acres | 0.00 |
| Year Built | 2024 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 17647 70 Street |
|-------------|-----------------------|
| Area | Edmonton |
| Subdivision | Crystallina Nera East |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0W6 |

Amenities

| Amenities | Carbon | Monoxide | Detectors, | Ceiling | 9 | ft., | Detectors | Smoke, |
|-----------|-----------|-------------|---------------|---------|------|------|-----------|--------|
| | Smart/Pr | ogram. Ther | mostat, Vinyl | Windows | s, H | RV S | ystem | |
| Parking | Parking F | Pad Cement | /Paved | | | | | |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stone, Vinyl |
|-------------------|---|
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Additional Information

Date ListedApril 25th, 2025Days on Market6ZoningZone 28

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Listing information last updated on May 1st, 2025 at 6:32pm MDT