

## \$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

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