

\$529,000 - 7726 174a Avenue, Edmonton

MLS® #E4432349

\$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. 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 baths. 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® #	E4432349
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	7726 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	Garage Control, Garage Opener, Hood Fan
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	April 23rd, 2025
Days on Market	77
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 8th, 2025 at 11:02pm MDT