

Courtesy Of Paul E Afonso Of MaxWell Progressive

## \$499,999 - 7777 174a Avenue, Edmonton

MLS® #E4439834

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Spacious Half Duplex with Premium Upgrades & No Condo Fees! Everything your family needs is tucked into this expansive, well-designed half duplex with no condo fees, a double attached garage, and a separate side entrance ideal for a future legal basement suite. Step into a bright and airy open-to-below foyer that sets the tone for the open-concept main floor. The upgraded kitchen features elegant quartz countertops and custom cabinetry, seamlessly flowing into a spacious pantry and mudroom that keep clutter out of sight. Upstairs, enjoy a large bonus room, perfect for cozy movie nights or a home office. The upper floor also includes three generously sized bedrooms, including a luxurious primary suite complete with a double vanity ensuite and a spa-inspired oversized shower. Built by Welcome Homes, a trusted, family-run builder serving Edmonton since 1977, this home combines thoughtful design with enduring quality. Whether you're upsizing, investing, or starting fresh, this home checks every box.

Built in 2023

### Essential Information

MLS® # E4439834

Price \$499,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,756
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7777 174a Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W5

### Amenities

Amenities	9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                14

Zoning                            Zone 28

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Listing information last updated on June 15th, 2025 at 1:47pm MDT