

Courtesy Of Nigel A McLean Of RE/MAX River City

## \$699,995 - 17707 73 Street, Edmonton

MLS® #E4418579

### \$699,995

4 Bedroom, 3.00 Bathroom, 2,418 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

BRAND NEW HOME nestled in the sought-after, enclave of Crystallina Nera West. This gem boasts over 2410 s.f. ,with 4 bedrooms & 3 bathrooms. Enter thru the foyer, to the main floor bedroom/office, then to the open design, featuring soaring double-volume ceilings in the living room, kitchen & dining. The modern kitchen dazzles & is complemented by a SECONDARY SPICE KITCHEN, a dream for any culinary enthusiast. The upper levels master bedroom suite, complete with a walk-in closet & 6-piece ensuite, two additional bedrooms, a bonus room, 4-piece bathroom, a second-floor laundry room & Linen closet for maximum convenience. CUSTOM HOME UPGRADES features, TRIPLE GLAZED casement WINDOWS throughout, SEPARATE ENTRANCE, all floors are 9â€™™ CEILINGS, garage man door to side yard, GLASS RAILINGS & more, the Perfect upgrades you deserve. Outside, relish your private deck with GAS BBQ connection & expansive PIE-SHAPED LOT, backing onto OPEN SPACE. Shopping, highways & schools are all by this exceptional home, NOW is the time!



Built in 2024

### Essential Information

MLS® #	E4418579
Price	\$699,995

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,418
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17707 73 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 19th, 2025

Days on Market      54

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 March 14th, 2025 at 7:32am MDT