# \$529,000 - 7714 174a Avenue, Edmonton

MLS® #E4427878

### \$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® # E4427878 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 7714 174a Avenue

Area Edmonton

Subdivision Crystallina Nera West

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0W5

**Amenities** 

Amenities Carbon Monoxide Detectors,

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Ope

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

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

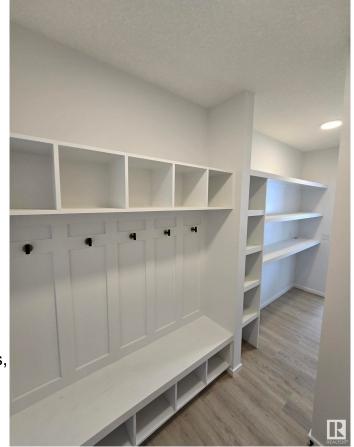
Foundation Concrete Perimeter

**Additional Information** 

Date Listed March 28th, 2025

Days on Market 6

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 April 3rd, 2025 at 9:32pm MDT