

# \$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. Full LG upgraded appliance package included! 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 bath. 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	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
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	112
Zoning	Zone 28

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Listing information last updated on August 13th, 2025 at 12:02am MDT