

\$529,000 - 7730 174a Avenue, Edmonton

MLS® #E4453473

\$529,000

3 Bedroom, 2.50 Bathroom, 1,777 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Modern Comfort Meets Functional Design “
Built by Welcome Homes Everything your family needs “ plus a separate side entrance for future basement suite potential! Thoughtfully designed by Welcome Homes, a trusted builder since 1977, this isn't your average duplex. Step into a stylish open-to-below front entrance that makes a lasting first impression. With a double attached garage, 3 spacious bedrooms, 2.5 bathrooms, and a generous bonus room, there’s room for everyone to spread out and live comfortably. Backing onto a peaceful walking trail and park, you'll enjoy both privacy and nature right in your backyard. Inside, you'll find modern finishes throughout, including an upgraded lighting package and a stunning electric fireplace with a statement mantel. Storage won't be an issue “ this home features a large walk-in pantry, spacious boot room, linen and broom closets, and generous bedroom storage, including a huge walk-in closet in the primary suite. Clean, crisp, and contemporary “ this home offers st



Built in 2024

Essential Information

MLS® #	E4453473
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	7730 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	August 18th, 2025
Days on Market	59
Zoning	Zone 28

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