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

MLS® #E4439834

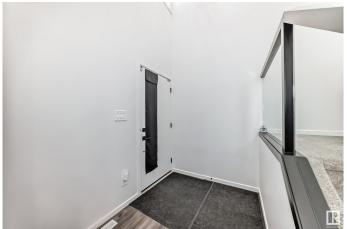
#### \$499.999

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 â€" 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 16

Zoning Zone 28

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Listing information last updated on June 17th, 2025 at 8:02pm MDT