

## \$495,000 - 7133 178 Avenue, Edmonton

MLS® #E4442634

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

INVESTMENT potential and family-friendly living in Edmonton's sought-after Crystallina Nera community! Featuring a LEGAL BASEMENT SUITE with a separate entrance, providing an excellent opportunity for rental income. The OPEN CONCEPT main floor features new windows with loads of NATURAL LIGHT. A spacious yard and DETACHED DOUBLE GARAGE offers additional storage and convenience. Located across from a future SCHOOL, the property is perfect for families seeking convenience or investors looking for long-term value in a growing neighborhood. Nearby amenities include parks, shopping centers, and easy access to major highways.

Built in 2021

### Essential Information

MLS® #	E4442634
Price	\$495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2021



Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	7133 178 Avenue
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0T8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	48

## Zoning

## Zone 28

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