

\$529,000 - 7722 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

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® #	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	7722 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	1
Zoning	Zone 28

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