

## \$254,900 - 78 17832 78 Street, Edmonton

MLS® #E4456526

### \$254,900

1 Bedroom, 1.00 Bathroom, 715 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this charming 1 bedroom, 1 bathroom townhouse located in the beautiful community of Crystallina Nera, just steps from the lake! This home features a modern open-concept design with stainless steel appliances, quartz countertops, and a cozy electric fireplace – perfect for relaxing after a long day. The spacious primary bedroom offers plenty of natural light, while the well-appointed bathroom adds style and convenience. Enjoy the benefit of your own single car attached garage, providing secure parking and extra storage. Ideally situated close to schools, shopping, parks, and walking trails, this townhouse offers both comfort and convenience in a sought-after neighborhood. Perfect for first-time buyers or those looking to downsize!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456526  |
| Price          | \$254,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 715       |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 78 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|               |                              |
|---------------|------------------------------|
| Amenities     | Air Conditioner, See Remarks |
| Parking       | Single Garage Attached       |
| Is Waterfront | Yes                          |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                 |
| Stories      | 2                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | None, No Basement                                                                                                         |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Concrete, Vinyl                                                                                          |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Concrete, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 30                  |
| Zoning         | Zone 28             |

Condo Fee                    \$155

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Listing information last updated on October 5th, 2025 at 1:32pm MDT