

## \$799,000 - 7731 176 Avenue, Edmonton

MLS® #E4430171

**\$799,000**

7 Bedroom, 4.00 Bathroom, 2,516 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to your new home in the sought after community of Crystalina. This stunning property features a 2 BEDROOM CUSTOM INLAW SUITE. The main level offers a den/bedroom, main bath, chef kitchen and dining room with living room offering 18 foot ceilings and tons of windows where natural light pours in. This living room also has a GAS FIREPLACE. Upstairs gives you a view of the main living room. There is a bonus room, 4 BEDROOMS UPSTAIRS including the huge primary room with custom feature wall, 5 piece ENSUITE and walk in closet. Lastly this level has a 4 piece bathroom. The basement is FULLY FINISHED with an in law suite. You have to see this basement! Features of this home include: Epoxy garage floor, A/C, HEATED GARAGE, new lighting, extended driveway, fresh paint, new backsplash, kitchen hardware, QUARTZ THROUGHOUT, custom blinds, jetted tub, custom ceiling and more.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430171  |
| Price      | \$799,000 |
| Bedrooms   | 7         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,516                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7731 176 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0E2               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 28          |

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Listing information last updated on May 3rd, 2025 at 4:02pm MDT