

## \$635,000 - 7575 176 Avenue, Edmonton

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MLS® #E4436188

**\$635,000**

6 Bedroom, 3.50 Bathroom, 2,419 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Edmonton's north end in the wonderful community of Crystallina Nera East you will find this beautiful 6 bedroom 4 bath home! You are welcomed into a spacious foyer from the front door and garage door with the 2 pc bath placed between them. The main floor bedroom/office is next and as you pass the flex space you enter the spacious living area. LR, DR and kitchen is all open for great family times and entertaining. The beautiful white kitchen cabinets are topped with quartz counters and fitted with S/S appliances. The corner pantry ensures food is close by. The LR has a gas mantle fireplace and windows opening into the spacious 3 season Sun Room. Can be enjoyed in the winter with a small heater. The back yard is fully concreted and has a gate to the alley plus storage shed. Upstairs is an amazing primary BR with ensuite bath and WI closet. 3 more bedrooms, a huge bonus room, laundry and a 4 pc bath complete this level. The basement has side entrance, full bath BR and large rec room all with heated floors!

Built in 2017

### Essential Information

MLS® # E4436188

Price \$635,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,419                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7575 176 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0R3               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Sunroom, Vinyl Windows, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 28        |

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Listing information last updated on June 15th, 2025 at 11:17pm MDT