

**\$489,900 - 17819 71 Street, Edmonton**

MLS® #E4450661

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this beautifully designed City Homes (Tiguan Model) with 3-bedrooms, 2.5-baths home featuring a spacious bonus room—perfect for family living and entertaining. Built with functionality and comfort in mind, this home includes upgraded 9' foundation walls and an enlarged basement window (60x36) for added natural light and future development potential. The stylish kitchen is equipped with the Paris Spec stainless steel appliance package, including a fridge/freezer, dishwasher, built-in wall oven and microwave, and a sleek canopy hood fan. Thoughtful finishes throughout the home offer timeless appeal with standard décor selections that blend modern style and comfort. Enjoy the convenience of a well-laid-out floor plan with ample living space, ideal for both everyday living and hosting. Whether you're relaxing in the open-concept main area or unwinding in the upstairs bonus room, this home checks all the boxes. A perfect blend of value and quality—don't miss your chance to make it yours!



Built in 2025

**Essential Information**

MLS® #                    E4450661  
Price                    \$489,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17819 71 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0V4               |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025  
Days on Market                99  
Zoning                              Zone 28

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