

## **\$574,900 - 7364 182 Avenue, Edmonton**

MLS® #E4429580

### **\$574,900**

3 Bedroom, 3.00 Bathroom, 1,930 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the popular Lakeview by 35yr builder Excel Homes in Crystallina. This just under 2000 sf BRAND NEW gem has it all. Upon entering you're greeted with LVP flooring, 9 ft ceilings, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH, SEPARATE ENTRANCE GREAT FOR POTENTIAL INCOME SUITE 9FT BASEMENT W/ROUGH INS. Energy star stainless steel appliances, kitchen/nook beautifully opens to living room. Upstairs carpet. Large bonus room, 3 bedrooms including larger primary bedroom with 5 piece ensuite. Main floor full bath. Quartz countertops throughout. Plenty of windows everywhere. GREEN BUILT home with tankless water system, eco bee thermostat, R20 minimum insulation upstairs, R12 in basement, solar panel rough in, low E windows, and much much more! Close to all amenities. Don't delay this one won't last!

Built in 2025

### **Essential Information**

MLS® #	E4429580
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,930
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7364 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L5

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 7th, 2025

Days on Market 70

Zoning Zone 28

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