

## **\$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 16th, 2025 at 7:17am MDT