

Courtesy Of Jessie L McCracken Of Real Broker

## \$679,900 - 17706 73a Street, Edmonton

MLS® #E4426696

**\$679,900**

4 Bedroom, 3.50 Bathroom, 2,201 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Situated in a quiet cul-de-sac, this Coventry-built Nysa model is better than new! Designed with an open-concept layout and soaring ceilings, the main floor features a chef's kitchen with a walk-through pantry, a cozy gas fireplace, a mudroom, and a glass barn door leading to the office. Upstairs, enjoy the convenience of second-floor laundry, a family room open to below, plus three bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. The finished basement adds a spacious living area, a bedroom, and a 3-piece bath, complete with soundproofing. The pie-shaped lot is fully landscaped and includes a composite deck, plus vinyl fencing. The double attached garage boasts 10' ceilings, storage racks, hot/cold taps, and wiring for an EV or hot tub. Additional upgrades include A/C, custom shelving in all closets, luxury vinyl hardwood, cork tile bathrooms, and a full camera system. Conveniently located near walking paths, public transportation, and with easy access to Anthony Henday!

Built in 2021

### Essential Information

MLS® #	E4426696
Price	\$679,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17706 73a Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0T1

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo School
Middle	Dickinsfield School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	22
Zoning	Zone 28

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Listing information last updated on April 11th, 2025 at 12:32pm MDT