

## \$599,999 - 8110 174a Avenue, Edmonton

MLS® #E4445064

**\$599,999**

6 Bedroom, 3.50 Bathroom, 2,010 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Stunning CUSTOM-BUILT duplex combines functionality with elegance w/ LEGAL SUITE. Heart of the home is its spacious kitchen & dining area with large island. Adjacent to the dining is a cozy living room with natural light & views of the private backyard, featuring a fireplace and coffered ceilings. Main floor includes a bathroom and a versatile bedroom. Upstairs has 3 well-sized bedrooms, including a luxurious master suite with a walk-in closet, a jacuzzi tub and his/her sinks for ultimate convenience. Laundry is near the master bedroom. BONUS ROOM is perfect for cozy nights or additional living space. LEGAL basement suite, ideal for guests, extra living space or RENTAL INCOME (built in 2023) Features 2 bedrooms, open-concept living room, full kitchen, laundry & storage. With a west-facing view, enjoy the large backyard with breathtaking sunsets, relaxing under the gazebo. Crystallina Nera West is known for scenic walking trails and serene ponds, making it perfect for outdoor activities & peaceful strolls

Built in 2019

### Essential Information

MLS® # E4445064

Price \$599,999



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,010
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	8110 174a Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0R7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	48
Zoning	Zone 28

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