# \$674,266 - 6953 176a Avenue, Edmonton

MLS® #E4453188

#### \$674,266

3 Bedroom, 3.00 Bathroom, 2,295 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience upgraded living in Crystallina Nera! This 3 bed, 3 bath home showcases \$40K in premium upgrades. Built with 9' foundation walls, it features a side entrance for future suite potential plus basement rough-ins for laundry and sink. The main floor offers a full bathroom, spacious den, and chef's kitchen with dishwasher, double-wide fridge, 30― electric cooktop, hood fan, built-in wall oven, and microwave. Relax by the fireplace in the open living area, accented by upgraded railings throughout. The upper level includes a convenient laundry room, central bonus room, and a luxurious primary suite with sitting area, freestanding soaker tub, shower seat, and walk-in closet. Complete with a front double attached garage, this home blends style, function, and future-ready features in one of Edmonton's most desirable communities.

Built in 2025

#### **Essential Information**

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Price \$674,266

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,295

Acres 0.00





Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 6953 176a Avenue

Area Edmonton

Subdivision Crystallina Nera East

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0W8

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave,

Refrigerator, Stove-Electric

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 August 15th, 2025

Days on Market 1

Zoning Zone 28

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