

\$529,000 - 7714 174a Avenue, Edmonton

MLS® #E4427878

\$529,000

3 Bedroom, 2.50 Bathroom, 1,777 sqft
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Everything a family needs plus a side entrance for future basement suite development. Built by Welcome Homes, a reputable builder since 1977! This home comes with style and function, not your typical duplex.

Open-to-below front entrance, double attached garage, 3 bedrooms, large bonus room and 2 and a half baths. Backing on a walking trail and park. Upgraded lighting package and electric fireplace with large mantel feature. Don't like clutter? This home comes with a large pantry, spacious bootroom, linen closet, broom closet, generous bedroom closets and a huge walk-in for the primary bedroom. Modern, crisp and clean. Welcome Home!



Built in 2024

Essential Information

MLS® #	E4427878
Price	\$529,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	0.00
Year Built	2024
Type	Single Family

Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 7714 174a Avenue
Area Edmonton
Subdivision Crystallina Nera West
City Edmonton
County ALBERTA
Province AB
Postal Code T5Z 0W5

Amenities

Amenities Carbon Monoxide Detectors,
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Garage Control, Garage Ope
Heating Forced Air-1, Natural Gas
Fireplaces Insert
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Backs Onto Park/Trees, Flat
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 28th, 2025
Days on Market 6
Zoning Zone 28



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 3rd, 2025 at 11:47am MDT