

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	23
Zoning	Zone 28

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Listing information last updated on April 11th, 2025 at 9:47pm MDT