

## \$529,000 - 7730 174a Avenue, Edmonton

MLS® #E4453473

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

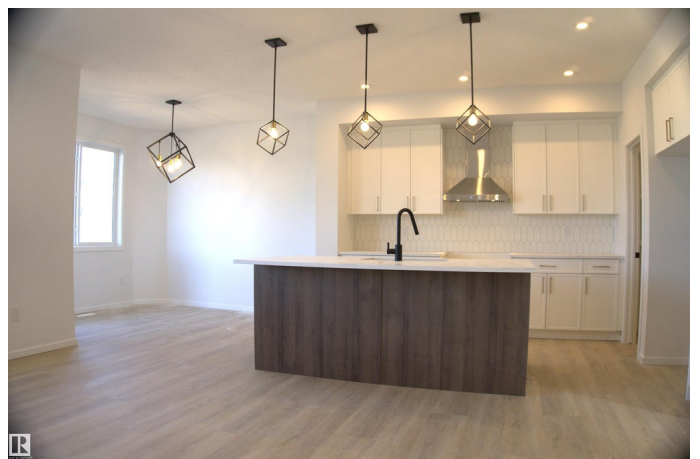
Modern Comfort Meets Functional Design “  
Built by Welcome Homes Everything your family needs “ plus a separate side entrance for future basement suite potential! Thoughtfully designed by Welcome Homes, a trusted builder since 1977, this isn't your average duplex. Step into a stylish open-to-below front entrance that makes a lasting first impression. With a double attached garage, 3 spacious bedrooms, 2.5 bathrooms, and a generous bonus room, there’s™s room for everyone to spread out and live comfortably. Backing onto a peaceful walking trail and park, you'll enjoy both privacy and nature right in your backyard. Inside, you'll find modern finishes throughout, including an upgraded lighting package and a stunning electric fireplace with a statement mantel. Storage won't be an issue “ this home features a large walk-in pantry, spacious boot room, linen and broom closets, and generous bedroom storage, including a huge walk-in closet in the primary suite. Clean, crisp, and contemporary “ this home offers st

Built in 2024

### Essential Information

MLS® # E4453473

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     | 7730 174a Avenue      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W5               |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6" |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| 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 Site |
| Roof              | Asphalt Shingles                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 46                |
| Zoning         | Zone 28           |

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Listing information last updated on October 3rd, 2025 at 3:18pm MDT