

# \$799,000 - 7731 176 Avenue, Edmonton

MLS® #E4430171

**\$799,000**

7 Bedroom, 4.00 Bathroom, 2,516 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to your new home in the sought after community of Crystalina. This stunning property features a 2 BEDROOM CUSTOM INLAW SUITE. The main level offers a den/bedroom, main bath, chef kitchen and dining room with living room offering 18 foot ceilings and tons of windows where natural light pours in. This living room also has a GAS FIREPLACE. Upstairs gives you a view of the main living room. There is a bonus room, 4 BEDROOMS UPSTAIRS including the huge primary room with custom feature wall, 5 piece ENSUITE and walk in closet. Lastly this level has a 4 piece bathroom. The basement is FULLY FINISHED with an in law suite. You have to see this basement! Features of this home include: Epoxy garage floor, A/C, HEATED GARAGE, new lighting, extended driveway, fresh paint, new backsplash, kitchen hardware, QUARTZ THROUGHOUT, custom blinds, jetted tub, custom ceiling and more.

Built in 2017

## Essential Information

MLS® #	E4430171
Price	\$799,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4



Square Footage	2,516
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7731 176 Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market      8

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 18th, 2025 at 7:17pm MDT