

## \$479,500 - 17647 70 Street, Edmonton

MLS® #E4432695

**\$479,500**

3 Bedroom, 2.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you with an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautiful cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually stagedÂ \*

Built in 2024

### Essential Information

MLS® # E4432695

Price \$479,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17647 70 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025

Days on Market                1

Zoning                            Zone 28

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