

## **\$584,888 - 17611 76 Street, Edmonton**

MLS® #E4458505

**\$584,888**

4 Bedroom, 2.50 Bathroom, 2,316 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

TURN KEY. INCREDIBLE VALUE. PRIME LOCATION. This beautifully maintained 2-Storey in Crystallina Nera West offers over 2300 Sq Ft. of living space on a quiet street, with the rare bonus of extra yard space and separation from neighborsâ€™ Not a zero lot line. The main floor features a bright Living Area and a Chefâ€™s Kitchen with Quartz Countertops, Stainless Steel Appliances, a Built-In Gas Stove, Island, and Tile Backsplash, plus a Dining Space that opens to the Deck and Backyardâ€™ ideal for both entertaining and everyday living. Upstairs, Tall Vaulted Ceilings highlight the Bonus Room, create an awesome space for family time or quiet evenings. Four Bedrooms include a spacious Primary Bedroom with Walk-In Closet and 5-Piece Ensuite, while a Full Shared Bath and Laundry complete the level. The Unfinished Basement offers endless potential. With Central A/C, Deck, Double Attached Garage, and quick access to Parks, Schools, Shopping, and the Henday, this home is perfect for upsizing families. WELCOME HOME

Built in 2018

### **Essential Information**

MLS® # E4458505

Price \$584,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,316                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17611 76 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0R3               |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, Vinyl Windows, See Remarks, HRV System, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                  |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public |

|              |                                              |
|--------------|----------------------------------------------|
|              | Transportation, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                             |
| Construction | Wood, Stone, Vinyl                           |
| Foundation   | Concrete Perimeter                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| 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 September 23rd, 2025 at 11:18am MDT