

## **\$749,500 - 7603 179 Avenue, Edmonton**

MLS® #E4424599

**\$749,500**

3 Bedroom, 2.50 Bathroom, 2,477 sqft

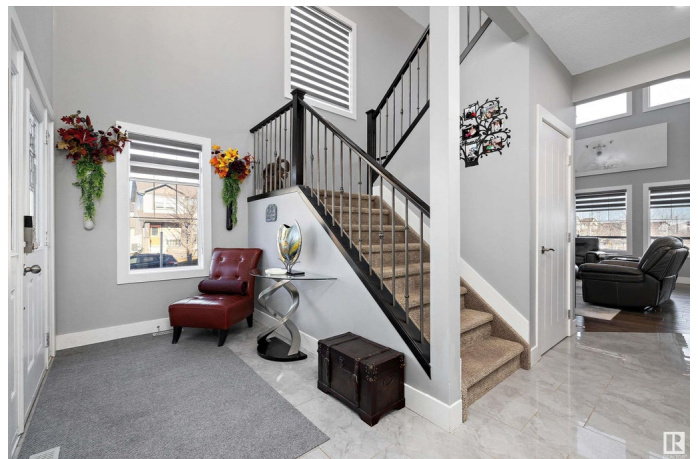
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to YOUR FABULOUS LAKE HOME in CRYSTALLINA NERA offering over 2477 sq ft of LUXURY LIVING! Large foyer with handy DEN AT THE DOOR, tile flooring, sunlit 2 STOREY GREAT ROOM offering LAKE VIEWS with rich handscraped HARDWOOD & classy BUILT IN feature wall with FIREPLACE. The MAPLE KITCHEN features double islands, QUARTZ COUNTERS & STAINLESS APPLIANCES & the SPACIOUS DINING ROOM offers access to the YARD & COVERED DECK with GLASS & METAL railing. Up the gorgeous MAPLE & METAL staircase to a BONUS ROOM, large laundry room with sink & cabinets. 2 beds plus the PRIMARY features a SPA ENSUITE with walk in closet. The basement has a FAMILY/GAMES room & an amazing THEATRE ROOM with 148 INCH PROJECTION SCREEN, SOUND SYSTEM & SEATING that STAY! The low maintenance SOUTH BACK YARD has underground sprinklers, upgraded landscaping & a stone FIREPIT area. Oversized TRIPLE TANDEM GARAGE with EPOXY FLOOR plus an oversized driveway. CENTRAL AIR, LED SOFFIT LIGHTING, UNDERGROUND SPRINKLERS, TREX DECKING & MORE!

Built in 2014

### **Essential Information**



MLS® #	E4424599
Price	\$749,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,477
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7603 179 Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Low Flw/Dual Flush Toilet, Patio, Sprinkler Sys-Underground
Parking Spaces	6
Parking	Over Sized, Tandem, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	13.0x40.1
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 6th, 2025
Days on Market	44
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 19th, 2025 at 2:47pm MDT