\$479,500 - 17643 70 Street, Edmonton

MLS® #E4417841

\$479,500

3 Bedroom, 2.50 Bathroom, 1,621 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience the lifestyle you've been dreaming of in an Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you w/ an expansive open concept kitchen w/ ceramic tile backsplash, elegant quartz counters, & beautiful cabinets. This main level also features a spacious living & dining area, along w/ a convenient half bath & mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 4pc ensuite & a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bath. Every Impact Home is built w/ meticulous care & craftsmanship, & to provide you w/ peace of mind, all Impact 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 staged*

Built in 2024

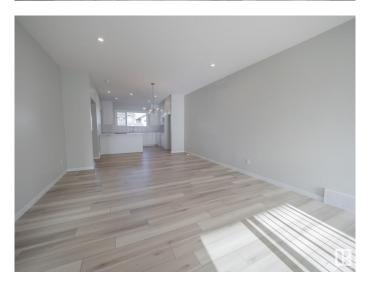
Essential Information

MLS® # E4417841 Price \$479,500

Bedrooms 3
Bathrooms 2.50







Full Baths 2
Half Baths 1

Square Footage 1,621 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 17643 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, 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, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed January 13th, 2025

Days on Market 93

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 16th, 2025 at 7:17am MDT