# \$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

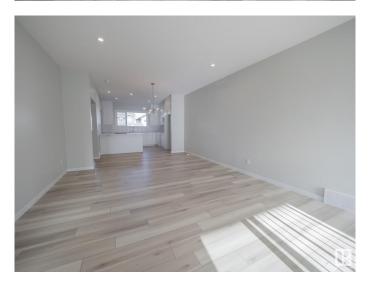
## **Essential Information**

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 96

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 12:02pm MDT