

## **\$529,000 - 7714 174a Avenue, Edmonton**

---

MLS® #E4427878

**\$529,000**

3 Bedroom, 2.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Everything a family needs plus a side entrance for future basement suite development. Built by Welcome Homes, a reputable builder since 1977! This home comes with style and function, not your typical duplex.

Open-to-below front entrance, double attached garage, 3 bedrooms, large bonus room and 2 and a half baths. Backing on a walking trail and park. Upgraded lighting package and electric fireplace with large mantel feature. Don't like clutter? This home comes with a large pantry, spacious bootroom, linen closet, broom closet, generous bedroom closets and a huge walk-in for the primary bedroom. Modern, crisp and clean. Welcome Home!



Built in 2024

### **Essential Information**

MLS® #	E4427878
Price	\$529,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,777
Acres	0.00
Year Built	2024
Type	Single Family

Sub-Type Half Duplex  
Style 2 Storey  
Status Active

### Community Information

Address 7714 174a Avenue  
Area Edmonton  
Subdivision Crystallina Nera West  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Z 0W5

### Amenities

Amenities Carbon Monoxide Detectors,  
Parking Double Garage Attached

### Interior

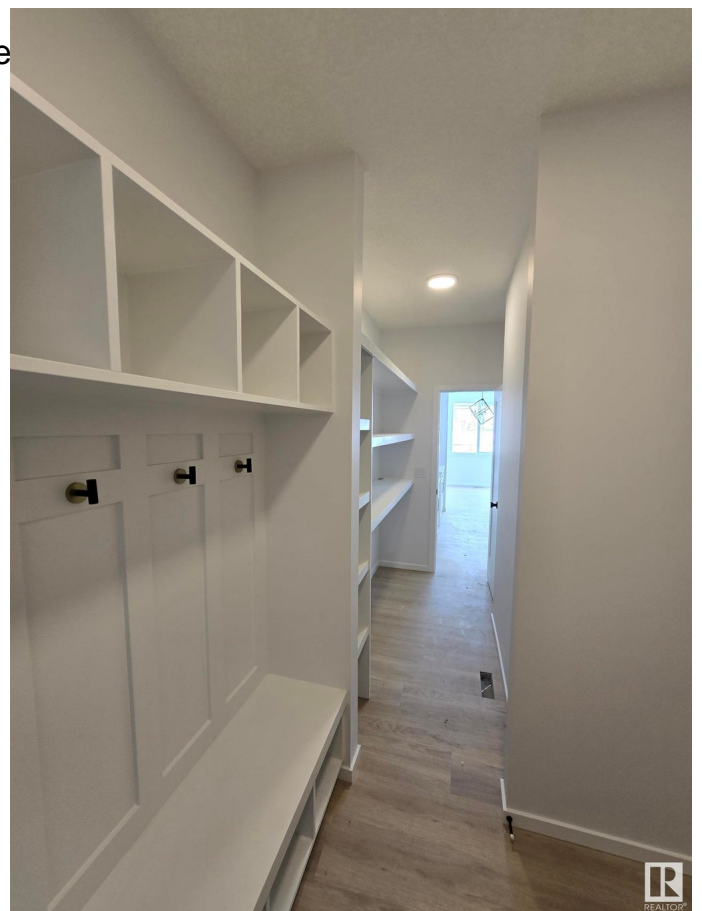
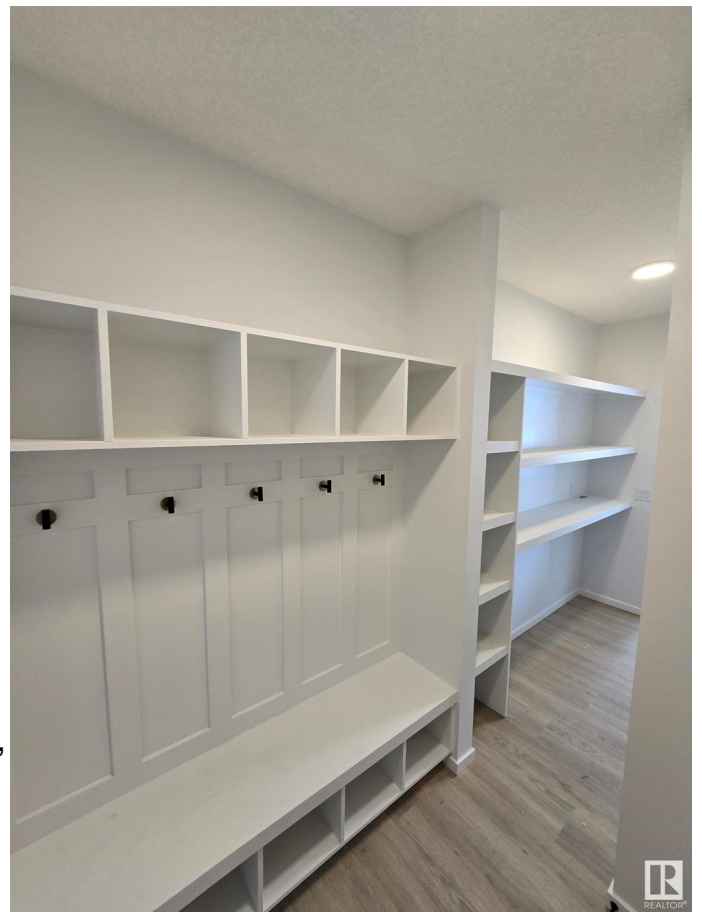
Interior Features ensuite bathroom  
Appliances Garage Control, Garage Ope  
Heating Forced Air-1, Natural Gas  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Backs Onto Park/Trees, Flat  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 28th, 2025  
Days on Market 6  
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 3rd, 2025 at 6:32pm MDT