

Courtesy Of Jeremy Herrington Of Greater Property Group

# \$568,900 - 7104 177 Avenue, Edmonton

MLS® #E4416190

**\$568,900**

3 Bedroom, 2.50 Bathroom, 1,872 sqft  
Single Family on 0.00 Acres

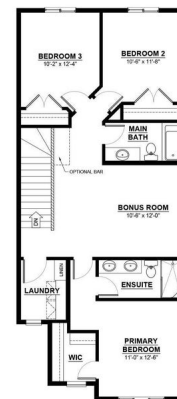
Crystallina Nera East, Edmonton, AB

The Macan has a total living space of 1,872 Sq. Ft. featuring 3 bedrooms, 2.5 baths and a cozy bonus room retreat. Walking through the foyer to the kitchen there is an option to add a glass wall to the staircase to open the space as an added feature. This exclusive model includes executive chef's appliances including a gas range, and double wide fridge. The view from the kitchen island, with extended eating bar, is the living space with great room and nook at the back of the home. Enjoy the convenience of a walk-through pantry that leads to the mudroom and double car, attached garage. Up the stairs is the bonus room and full laundry room, including linen storage. Then two bedrooms and a main bathroom sit at the rear of the home. The Primary Bedroom has a walk-in closet with a window for additional light and an ensuite that features double sinks. Create more living space by developing the optional basement with side entrance feature.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416190  |
| Price     | \$568,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,872                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 7104 177 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W9               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed December 16th, 2024

Days on Market 111

Zoning Zone 28

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Listing information last updated on April 6th, 2025 at 2:47am MDT