

## \$349,707 - 44 17832 78 Street, Edmonton

MLS® #E4445629

**\$349,707**

2 Bedroom, 2.50 Bathroom, 1,280 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this BEAUTIFUL townhouse in the vibrant community of Crystallina Nera! Close to awesome amenities, parks and walking/biking trails. Very modern design with a 1279 square feet, 2 PRIMARY BEDROOMS & GORGEOUS ENSUITES! Convenient laundry area. Spacious living room with brick tile feature wall, vinyl plank flooring and a FABULOUS KITCHEN! Gorgeous Quartz countertops, useable island, reverse osmosis, stainless steel appliances, plus an open dining area. Powder room. Lovely balcony to enjoy the pretty views! Double attached garage. CENTRAL AIR-CONDITIONING too! Very well managed complex and low condo fees of \$233 per month. This is a great first home or investment property! Visit REALTORÂ® website for more information.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445629  |
| Price          | \$349,707 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,280     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2021              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Water Softener, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 31             |

|           |         |
|-----------|---------|
| Zoning    | Zone 28 |
| Condo Fee | \$233   |

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Listing information last updated on August 3rd, 2025 at 7:32pm MDT