

Courtesy Of John Percia Of Sable Realty

## \$400,000 - 91 17832 78 Street, Edmonton

MLS® #E4428393

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,505 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom townhouse in the sought-after community of Crystallina Nera! Built by StreetSide Developments and purchased brand new, this home boasts over 1,500 sq. ft. of thoughtfully designed living space. Step inside to find gorgeous vinyl flooring, an upgraded cabinetry package, and a modern backsplash that perfectly complements the quartz countertops in both the kitchen and all bathrooms. The spacious primary suite features a luxurious walk-in closet upgrade, while additional custom shelving provides ample storage throughout the home. Stay comfortable year-round with central air conditioning, and enjoy the convenience of an attached garage. Nestled in a vibrant neighborhood with parks, trails, lake nearby and easy access to amenities, this home is perfect for families, professionals, or investors alike.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428393  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,505             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 91 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Golf Nearby, Not Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 28         |
| Condo Fee      | \$233           |

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 4th, 2025 at 1:02pm MDT