

Courtesy Of Andy T Huynh Of Exp Realty

\$495,583 - 17819 71 Street, Edmonton

MLS® #E4450661

\$495,583

3 Bedroom, 2.50 Bathroom, 1,707 sqft
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this beautifully designed City Homes (Tiguan Model) with 3-bedrooms, 2.5-baths home featuring a spacious bonus room—perfect for family living and entertaining. Built with functionality and comfort in mind, this home includes upgraded 9' foundation walls and an enlarged basement window (60x36) for added natural light and future development potential. The stylish kitchen is equipped with the Paris Spec stainless steel appliance package, including a fridge/freezer, dishwasher, built-in wall oven and microwave, and a sleek canopy hood fan. Thoughtful finishes throughout the home offer timeless appeal with standard décor selections that blend modern style and comfort. Enjoy the convenience of a well-laid-out floor plan with ample living space, ideal for both everyday living and hosting. Whether you're relaxing in the open-concept main area or unwinding in the upstairs bonus room, this home checks all the boxes. A perfect blend of value and quality—don't miss your chance to make it yours!



Built in 2025

Essential Information

MLS® # E4450661
Price \$495,583

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17819 71 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V4

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 31st, 2025

Days on Market 40

Zoning Zone 28

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