

## \$367,500 - N/A, Edmonton

MLS® #E4455301

**\$367,500**

2 Bedroom, 2.50 Bathroom, 1,556 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Step inside this beautiful 1,556 sq. ft. three-storey end-unit townhouse in the desirable community of Crystallina Nera. The entry level offers a welcoming front foyer with direct access to the double attached garage—ideal for convenience and extra storage. Upstairs, the main floor showcases a bright open-concept layout featuring a stylish kitchen with modern cabinetry and stainless steel appliances. The spacious dining area flows seamlessly into a large living room, making it perfect for gatherings. A handy half-bath finishes off this level. On the top floor, you’ll find two well-sized bedrooms, each complete with its own private ensuite for maximum comfort and privacy. This home is ideally positioned backing onto a treed area, while still being just minutes from parks, schools, shopping, public transit, and more. An incredible opportunity to enjoy low-maintenance living in one of Edmonton’s most sought-after neighborhoods!

Built in 2021

### Essential Information

MLS® # E4455301

Price \$367,500

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S3

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 29th, 2025  
Days on Market        1  
Zoning                      Zone 28  
Foreclosure                Yes  
Condo Fee                \$210

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