

# **\$358,888 - 86 903 Crystallina Nera Way, Edmonton**

MLS® #E4431922

**\$358,888**

2 Bedroom, 2.50 Bathroom, 1,544 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

CORNER UNIT! Welcome home to this PRIDE OF OWNERSHIP 2 bedroom/ 2.5 bathroom townhome overlooking the COURTYARD within the Topaz complex in Crystallina Nera West. This MODERN home features NEWER laminate flooring, 9 ft CEILINGS, and a gourmet white kitchen with QUARTZ countertops, PANTRY and BIG island. The open floor plan is filled with an ABUNDANCE of natural light from the EXTRA windows only an end unit can offer. There is a convenient half bathroom located on this floor as well. Upstairs, you'll find a spacious primary bedroom complete with a FULL ensuite, including rain shower head, and generous HIS & HERS closets. The second bedroom is very OVERSIZED and offers very easy potential for a third bedroom—just add a wall and a door! Another FULL bathroom is at the end of the hall. The main level flex space is perfect for a home office, gym, or cozy den. KEY FEATURES INCLUDE: Double attached garage, central A/C, upstairs laundry, central vacuum, STEPS to the lake, walking trails, parks and much, much more!

Built in 2015

## **Essential Information**

MLS® # E4431922

Price \$358,888



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,544             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 86 903 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0N6                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, 9 ft. Basement Ceiling |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl                               |
| Exterior Features | No Back Lane, No Through Road, Playground Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Stone, Vinyl                               |
| Foundation        | Concrete Perimeter                               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 28          |
| Condo Fee      | \$257            |

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 May 1st, 2025 at 10:32pm MDT