

\$619,900 - 6945 176a Ave, Edmonton

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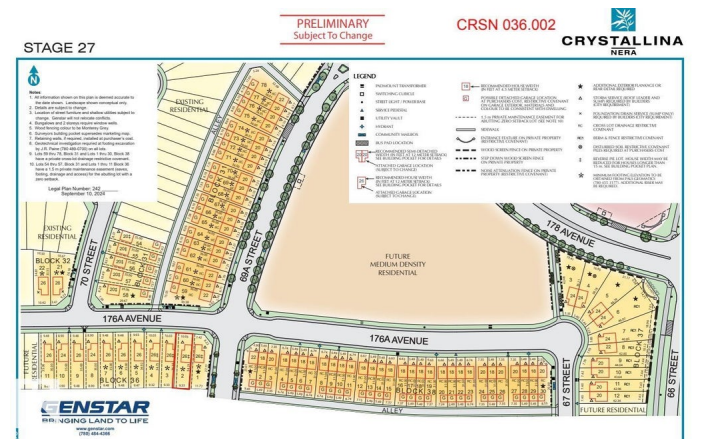
Crystallina Nera East, Edmonton, AB

A modern two-story house with a garage, featuring a mix of light and dark siding, large windows, and a flat roof with a wide overhang. The house is set against a sunset sky. The house has a light-colored horizontal siding on the main body and a darker grey horizontal siding on the upper level and around the windows. The roof is a dark grey flat roof with a wide overhang. The front entrance has a dark door with a glass insert, and the garage door is a light grey with horizontal panels. The house is surrounded by greenery, including trees and a lawn. The sky is a mix of orange, pink, and blue, indicating a sunset or sunrise. In the bottom left corner, there is a logo for 'REALTOR®' with a stylized 'R' inside a square.



Essential Information

MLS® #	E4453208
Price	\$619,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6945 176a Ave
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W8

Amenities

Amenities	See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter, See Remarks

Additional Information

Date Listed	August 15th, 2025
Days on Market	60
Zoning	Zone 28

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Listing information last updated on October 14th, 2025 at 9:47am MDT