

## \$619,000 - 17711 73 Street, Edmonton

MLS® #E4456635

**\$619,000**

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this fantastic opportunity to own a spacious home that's ideal for families or professionals seeking both space & functionality. The bright & open main floor features a spacious living room with large windows & a cozy fireplace, seamlessly connected to the kitchen & dining area. The kitchen boasts stainless steel appliances, a large island & a walk-in pantry, making it perfect for meal prep & entertaining. The main-floor den is perfect to work-from-home or flex space. Upstairs you'll find a huge bonus room, ideal for families to lounge or a media area. The primary suite is a peaceful retreat, complete with a walk-in closet & a 5-piece ensuite featuring a soaker tub & separate shower. Two additional bedrooms, a full bathroom. Unfinished basement ready for your personal finish. Situated in one of North Edmonton's most desirable communities!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456635  |
| Price      | \$619,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,232                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17711 73 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0V9               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 7th, 2025 |
|-------------|---------------------|

Days on Market 59

Zoning Zone 28

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