

## \$589,900 - 7579 176 Avenue, Edmonton

MLS® #E4445959

### \$589,900

3 Bedroom, 2.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Daytona built 2 storey spec home on quiet, family orientated, keyhole crescent. South facing backyard with alley, no shared back fence neighbours! Original owners, non smoking. Spacious open concept main floor complete with half bath, butler and walk in pantries. Second floor offers three well sized bedrooms and large bonus room perfect for family nights. Second floor laundry! Master bedroom has large sized ensuite with soaker tub and separate stand alone shower. Basement is undeveloped but has been framed as per builder specs with rough in for bathroom. Basement development will provide an additional bathroom, bedroom and entertainment space.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445959  |
| Price          | \$589,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,040     |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7579 176 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0Z3               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed July 4th, 2025

Days on Market 8

Zoning Zone 28

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Listing information last updated on July 12th, 2025 at 10:48am MDT