

## \$749,500 - 7603 179 Avenue, Edmonton

MLS® #E4424599

**\$749,500**

3 Bedroom, 2.50 Bathroom, 2,477 sqft

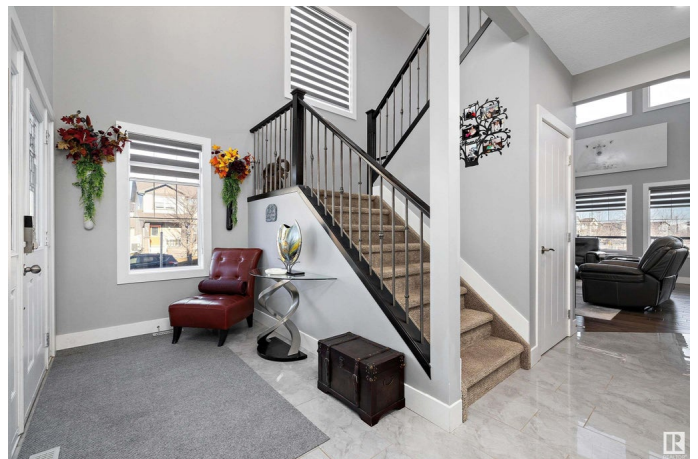
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to YOUR FABULOUS LAKE HOME in CRYSTALLINA NERA offering over 2477 sq ft of LUXURY LIVING! Large foyer with handy DEN AT THE DOOR, tile flooring, sunlit 2 STOREY GREAT ROOM offering LAKE VIEWS with rich handscraped HARDWOOD & classy BUILT IN feature wall with FIREPLACE. The MAPLE KITCHEN features double islands, QUARTZ COUNTERS & STAINLESS APPLIANCES & the SPACIOUS DINING ROOM offers access to the YARD & COVERED DECK with GLASS & METAL railing. Up the gorgeous MAPLE & METAL staircase to a BONUS ROOM, large laundry room with sink & cabinets. 2 beds plus the PRIMARY features a SPA ENSUITE with walk in closet. The basement has a FAMILY/GAMES room & an amazing THEATRE ROOM with 148 INCH PROJECTION SCREEN, SOUND SYSTEM & SEATING that STAY! The low maintenance SOUTH BACK YARD has underground sprinklers, upgraded landscaping & a stone FIREPIT area. Oversized TRIPLE TANDEM GARAGE with EPOXY FLOOR plus an oversized driveway. CENTRAL AIR, LED SOFFIT LIGHTING, UNDERGROUND SPRINKLERS, TREX DECKING & MORE!

Built in 2014

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4424599               |
| Price          | \$749,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,477                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7603 179 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L2               |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Low Flw/Dual Flush Toilet, Patio, Sprinkler Sys-Underground |
| Parking Spaces | 6                                                                                                                           |
| Parking        | Over Sized, Tandem, Triple Garage Attached                                                                                  |
| Is Waterfront  | Yes                                                                                                                         |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Projector |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                            |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | 13.0x40.1                                                                                                                                                                                     |
| Roof              | Asphalt Shingles                                                                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                            |

## School Information

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 28         |

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Listing information last updated on April 18th, 2025 at 10:17pm MDT