\$479,500 - 17643 70 Street, Edmonton

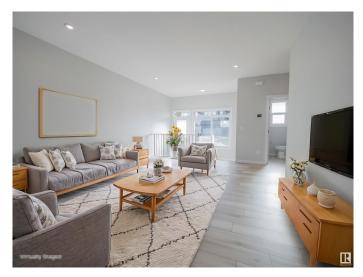
MLS® #E4417841

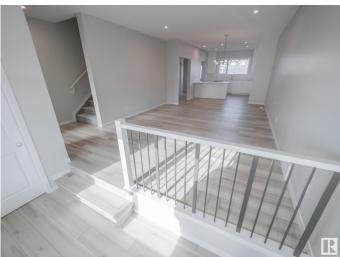
\$479,500

3 Bedroom, 2.50 Bathroom, 1,621 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience the lifestyle you've been dreaming of in an Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you w/ an expansive open concept kitchen w/ ceramic tile backsplash, elegant quartz counters, & beautiful cabinets. This main level also features a spacious living & dining area, along w/ a convenient half bath & mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 4pc ensuite & a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bath. Every Impact Home is built w/ meticulous care & craftsmanship, & to provide you w/ peace of mind, all Impact homes are covered by the Alberta New Home Warranty Program. *Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged*







Built in 2024

Essential Information

| MLS® # | E4417841 |
|-----------|-----------|
| Price | \$479,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |

| Full Baths | 2 |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,621 |
| Acres | 0.00 |
| Year Built | 2024 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |
| | |

Community Information

| Address | 17643 70 Street |
|-------------|-----------------------|
| Area | Edmonton |
| Subdivision | Crystallina Nera East |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0W6 |

Amenities

| Amenities | Carbon | Monoxide | Detectors, | Ceiling | 9 | ft., | Detectors | Smoke, |
|-----------|-----------|-------------|--------------|----------|---|------|-----------|--------|
| | Smart/Pr | ogram. Ther | rmostat, HRV | ' System | | | | |
| Parking | Parking I | Pad Cement | /Paved | | | | | |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

Date ListedJanuary 13th, 2025Days on Market88

Zoning Zone 28

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Listing information last updated on April 11th, 2025 at 4:02pm MDT