

Courtesy Of Jessie L McCracken Of Real Broker

## \$689,900 - 17706 73a Street, Edmonton

MLS® #E4426696

**\$689,900**

4 Bedroom, 3.50 Bathroom, 2,201 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Situated in a quiet cul-de-sac, this Coventry-built Nysa model is better than new! Designed with an open-concept layout and soaring ceilings, the main floor features a chef's kitchen with a walk-through pantry, a cozy gas fireplace, a mudroom, and a glass barn door leading to the office. Upstairs, enjoy the convenience of second-floor laundry, a family room open to below, plus three bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. The finished basement adds a spacious living area, a bedroom, and a 3-piece bath, complete with soundproofing. The pie-shaped lot is fully landscaped and includes a composite deck, plus vinyl fencing. The double attached garage boasts 10' ceilings, storage racks, hot/cold taps, and wiring for an EV or hot tub. Additional upgrades include A/C, custom shelving in all closets, luxury vinyl hardwood, cork tile bathrooms, and a full camera system. Conveniently located near walking paths, public transportation, and with easy access to Anthony Henday!

Built in 2021

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426696  |
| Price  | \$689,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,201                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 17706 73a Street      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T1               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access                                       |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Public Transportation, Schools |
| 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 20th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 28          |

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Listing information last updated on April 4th, 2025 at 9:02am MDT