

## \$574,800 - 17732 73 Street, Edmonton

MLS® #E4456511

**\$574,800**

3 Bedroom, 2.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

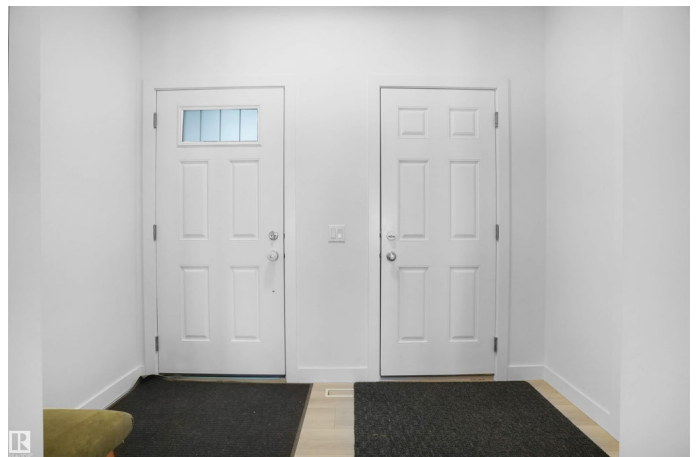
Crystallina Nera West, Edmonton, AB

Welcome to this beautiful East Facing home situated in Crystallina Nera. On entrance you will find the foyer that flows into an open-concept living area featuring 9' ceilings with a beautiful upgraded kitchen includes a walk-in pantry. The large great room offers a perfect space for gatherings. Upstairs, you'll find an BONUS ROOM and laundry room. The well sized primary bedroom has a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms with shared 4-piece bathroom completes the top floor. The basement with a separate ENTRANCE is waiting for your innovative touch. Located close to schools, shopping complex and easy access to the Henday.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456511  |
| Price          | \$574,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,131     |
| Acres          | 0.00      |
| Year Built     | 2022      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17732 73 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0V8               |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                                                                     |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 28             |

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Listing information last updated on September 14th, 2025 at 8:17pm MDT