

## \$465,000 - 17919 71 Street, Edmonton

MLS® #E4457811

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

It doesn't get better than this. Experience a new build yet be turn-key, move-in ready with this 1,397 SqFt 2-Storey home (2024). This 3 Bedroom / 2.5 Bathroom stunner is across from a park that will boast the new school build in 2026 - walk your kids across the street! Buy now. Meticulously maintained & well-appointed with Upgrades, this home is perfect for a family, 1st-Time home buyer or investor. The side-entrance to the Basement will allow for a future suite. The Main floor has Vinyl Plank flooring throughout - starting with the spacious Living Room. The Kitchen is absolutely gorgeous - a chef's dream. Plenty of Quartz Countertops & Cabinets (soft-close, dove-tail); a large Eat-Up Island; S/S appliances & a pantry. A 1/2 Bathroom completes this floor. The Upper floor has 3 Bedrooms including a large Primary Bedroom featuring a W/I Closet & an Ensuite (Quartz, 2 Sinks; Tiled 5' Shower). Lastly, is the Main Bathroom & Laundry. Located in Crystallina Nera East - close to everything you need! WOW!

Built in 2023

### Essential Information

MLS® # E4457811

Price \$465,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,397                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17919 71 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0V4               |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 15th, 2025

Zoning                              Zone 28

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