

# \$599,900 - 7644 182 Avenue, Edmonton

MLS® #E4434815

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

CUSTOM 3+1 bed/3.5 bath surrounded by ponds & trails. Entrance/foyer open to above. HIGH END REAL WOOD FINISHINGS, 9.5 ceilings, designer lighting, A/C & large windows w/tons of natural light. Kitchen offers quartz counters, UPGRADED SS, appliances incl GAS STOVE, oversized fridge, farmhouse sink, centre island & walk-through pantry. Living room & dining room overlook professionally built private deck & backyard. Start enjoying the yard right away: trampoline, playset, shed to stay. Upper level has 3 beds, 2 full baths, spacious bonus room, laundry (dryer new in 2024). Primary has WIC, separate w/c, dual sinks & soaker tub. The prof. developed bsmt, provides quality & finishings continuous w/the upper 2 levels. Bsmt has bedroom, full bath, rec & flex area, storage, oversized HWT, sump pump, humidifier, fresh air intake (HRV system). Dbl att garage is fully finished, insulated, w/vapour barrier. New Catholic K-9 school opening in Crystallina. Lot size is 468 m<sup>2</sup>/5,037 sq ft. Taxes 2024 \$5,010.59

Built in 2014

## Essential Information

MLS® # E4434815

Price \$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7644 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L8

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo, St J Bosco
Middle	Dickinsfield, JJ Bowlen
High	Queen E, Arch O'Leary

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	6
Zoning	Zone 28

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Listing information last updated on May 12th, 2025 at 11:02am MDT