\$619,900 - 6945 176a Ave, Edmonton

MLS® #E4453208

\$619,900

3 Bedroom, 2.50 Bathroom, 2,041 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Introducing the Abbotsford model by City Homes Master Builder â€" a beautifully designed 2,041 sq.ft. home in a sought-after community of Crystallina Nera. This 3-bed, 2.5-bath layout includes a spacious great room, central bonus room, mudroom, and separate side entrance, perfect for future suite potential. Over \$35K in upgrades: stone exterior, widened double garage, 9' foundation walls, and basement rough-ins for future laundry and sink. Chef-inspired kitchen features 30― electric cooktop, canopy hood fan, built-in wall oven/microwave, dishwasher, and double-wide fridge. Luxurious primary suite with freestanding soaker tub and upgraded pocket door ensuite. All stub walls upgraded to railing. Estimated completion: December 2025.



Essential Information

MLS® # E4453208 Price \$619,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

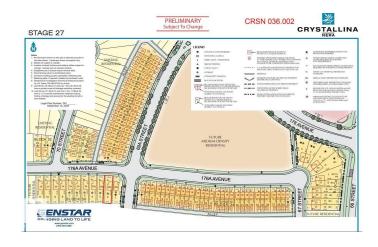
Half Baths 1

Square Footage 2,041

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 6945 176a Ave

Area Edmonton

Subdivision Crystallina Nera East

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0W8

Amenities

Amenities See Remarks, 9 ft. Basement Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Freezer, Hood Fan, Oven-Built-In,

Oven-Microwave, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter, See Remarks

Additional Information

Date Listed August 15th, 2025

Days on Market 78

Zoning Zone 28

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