

## \$664,900 - 7181 177a Ave, Edmonton

MLS® #E4459399

**\$664,900**

3 Bedroom, 2.50 Bathroom, 2,164 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Discover your dream home in Crystallina! This brand new 2,164 sq ft two-storey Tofino model home built by City Homes, is loaded with over \$40,000 in upgrades, situated in a pie shape lot, and ready for immediate possession! The main floor impresses with its open design, upgraded kitchen and appliance package, dining area that steps out to the included rear deck, and a spacious living room highlighted by a striking 60" electric fireplace. Upstairs offers a bright central bonus room with oversized slider window, a private primary suite with walk-in closet and ensuite with freestanding tub, plus two spacious additional bedrooms. Extras you'll love: elegant spindle railing, enlarged garage for added parking space, separate side entrance with suite potential, and basement rough-ins for laundry and sink. Situated in a family-friendly community close to schools, shopping, parks, and the Henday - this home combines elevated living with sophisticated style. Don't miss this move-in ready opportunity!

Built in 2025

### Essential Information

MLS® # E4459399

Price \$664,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,164                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7181 177a Ave         |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 28              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 1:47am MDT