

## \$539,900 - 17632 76 Street, Edmonton

MLS® #E4442838

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,767 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Pride and ownership is on full display at 17632 76 Street in Crystallina Nera. Welcome to this pristine and immaculate home, featuring over 1700 sq. ft. of living space with 3 beds and 2.5 baths! Move in today and feel right at home situated on this quiet street and community that offers growing families, professionals and home dwellers the perfect living. One will notice the excellent condition of this home, awaiting a new owner with their own personal touch. Detailed within, enjoy stainless appliances upgraded with gas range, canopy hood fan, and a large single bowl stainless sink, all accented with hardwood floors on the main. Upper level features a healthy sized bonus room for additional space and entertainment, while the additional bedrooms offer comfortable space with built in shelving for extra organization for the family. Primary bedroom has a unique vaulted ceiling, 3pc bath, and walk in closet for the necessities needed for a new home owner! Amenities minutes away, time to call 17632... HOME!

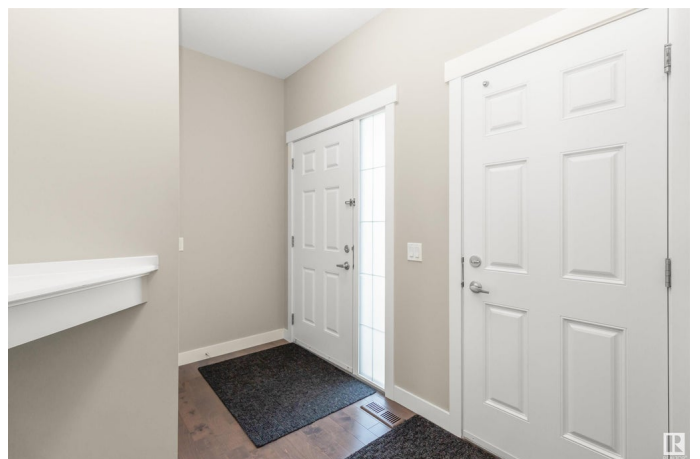
Built in 2015

### Essential Information

MLS® # E4442838

Price \$539,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17632 76 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0N3               |

### Amenities

|           |                                                                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Secured Parking, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Direct Vent                                                                                                                         |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 77              |
| 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 September 2nd, 2025 at 9:17am MDT