

## \$349,707 - 44 17832 78 Street, Edmonton

MLS® #E4445629

**\$349,707**

2 Bedroom, 2.50 Bathroom, 1,280 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this BEAUTIFUL townhouse in the vibrant community of Crystallina Nera! Close to awesome amenities, parks and walking/biking trails. Very modern design with a 1279 square feet, 2 PRIMARY BEDROOMS & GORGEOUS ENSUITES! Convenient laundry area. Spacious living room with brick tile feature wall, vinyl plank flooring and a FABULOUS KITCHEN! Gorgeous Quartz countertops, useable island, reverse osmosis, stainless steel appliances, plus an open dining area. Powder room. Lovely balcony to enjoy the pretty views! Double attached garage. CENTRAL AIR-CONDITIONING too! Very well managed complex and low condo fees of \$233 per month. This is a great first home or investment property! Visit REALTORÂ® website for more information.

Built in 2021

### Essential Information

MLS® #	E4445629
Price	\$349,707
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.00



Year Built	2021
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	44 17832 78 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0P7

### Amenities

Amenities	Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Water Softener, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	52

Zoning	Zone 28
Condo Fee	\$233

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