

## \$479,500 - 17643 70 Street, Edmonton

MLS® #E4417841

**\$479,500**

3 Bedroom, 2.50 Bathroom, 1,621 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience the lifestyle you've been dreaming of in an Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you w/ an expansive open concept kitchen w/ ceramic tile backsplash, elegant quartz counters, & beautiful cabinets. This main level also features a spacious living & dining area, along w/ a convenient half bath & mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 4pc ensuite & a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bath. Every Impact Home is built w/ meticulous care & craftsmanship, & to provide you w/ peace of mind, all Impact homes are covered by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged\*

Built in 2024

### Essential Information

MLS® #	E4417841
Price	\$479,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17643 70 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 13th, 2025

Days on Market 96

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 April 19th, 2025 at 6:32am MDT