# \$449,500 - 17674 69 A Street, Edmonton

MLS® #E4429509

### \$449.500

3 Bedroom, 2.50 Bathroom, 1,391 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this stunning home built by Coventry Homes featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop â€" the true highlights of the kitchen! The space flows effortlessly into the dining area, perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, you'II find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The unfinished basement, with a rough-in for a future bathroom, offers endless possibilities for customization. Outside, enjoy the added convenience of a double detached garage & a fully landscaped yard. All Coventry homes are backed by the Alberta New Home Warranty Program, providing peace of mind for years to come. \*Home is under construction. Photos are not of actual home. Some finishings may differ. Some Photos virtually staged. Landscaping done as a seasonal item, weather permitting\*

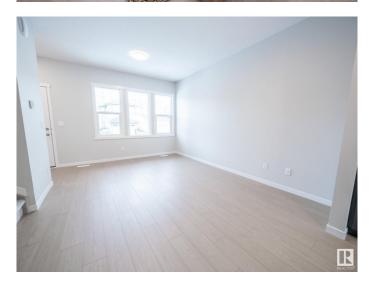


#### **Essential Information**

MLS® # E4429509 Price \$449,500







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,391

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Residential Attached

Style 2 Storey

Status Active

# **Community Information**

Address 17674 69 A Street

Area Edmonton

Subdivision Crystallina Nera East

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0W8

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke, Smart/Program.

Thermostat, Vinyl Windows, HRV System

Parking Double Garage Detached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 7th, 2025

Days on Market 92

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 July 8th, 2025 at 9:02am MDT