

Courtesy Of John Percia Of Sable Realty

## \$400,000 - 91 17832 78 Street, Edmonton

MLS® #E4428393

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,505 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom townhouse in the sought-after community of Crystallina Nera! Built by StreetSide Developments and purchased brand new, this home boasts over 1,500 sq. ft. of thoughtfully designed living space. Step inside to find gorgeous vinyl flooring, an upgraded cabinetry package, and a modern backsplash that perfectly complements the quartz countertops in both the kitchen and all bathrooms. The spacious primary suite features a luxurious walk-in closet upgrade, while additional custom shelving provides ample storage throughout the home. Stay comfortable year-round with central air conditioning, and enjoy the convenience of an attached garage. Nestled in a vibrant neighborhood with parks, trails, lake nearby and easy access to amenities, this home is perfect for families, professionals, or investors alike.

Built in 2018

### Essential Information

MLS® #	E4428393
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,505
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	91 17832 78 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0P7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Not Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 1st, 2025
Days on Market	2
Zoning	Zone 28
Condo Fee	\$233

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