

## \$495,000 - 7133 178 Avenue, Edmonton

MLS® #E4442634

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

INVESTMENT potential and family-friendly living in Edmonton's sought-after Crystallina Nera community! Featuring a LEGAL BASEMENT SUITE with a separate entrance, providing an excellent opportunity for rental income. The OPEN CONCEPT main floor features new windows with loads of NATURAL LIGHT. A spacious yard and DETACHED DOUBLE GARAGE offers additional storage and convenience. Located across from a future SCHOOL, the property is perfect for families seeking convenience or investors looking for long-term value in a growing neighborhood. Nearby amenities include parks, shopping centers, and easy access to major highways.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442634  |
| Price          | \$495,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,458     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7133 178 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T8               |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 39              |

## Zoning

## Zone 28

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Listing information last updated on July 25th, 2025 at 9:02am MDT