

## \$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

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Listing information last updated on April 19th, 2025 at 4:47am MDT