

## \$465,000 - 17919 71 Street, Edmonton

MLS® #E4457811

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,397 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

It doesn't get better than this. Experience a new build yet be turn-key, move-in ready with this 1,397 SqFt 2-Storey home (2024). This 3 Bedroom / 2.5 Bathroom stunner is across from a park that will boast the new school build in 2026 - walk your kids across the street! Buy now. Meticulously maintained & well-appointed with Upgrades, this home is perfect for a family, 1st-Time home buyer or investor. The side-entrance to the Basement will allow for a future suite. The Main floor has Vinyl Plank flooring throughout - starting with the spacious Living Room. The Kitchen is absolutely gorgeous - a chef's dream. Plenty of Quartz Countertops & Cabinets (soft-close, dove-tail); a large Eat-Up Island; S/S appliances & a pantry. A 1/2 Bathroom completes this floor. The Upper floor has 3 Bedrooms including a large Primary Bedroom featuring a W/I Closet & an Ensuite (Quartz, 2 Sinks; Tiled 5' Shower). Lastly, is the Main Bathroom & Laundry. Located in Crystallina Nera East - close to everything you need! WOW!

Built in 2023

### Essential Information

MLS® #	E4457811
Price	\$465,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17919 71 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V4

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 15th, 2025

Zoning                              Zone 28

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