\$579,999 - 8110 174a Avenue, Edmonton

MLS® #E4445064

\$579,999

6 Bedroom, 3.50 Bathroom, 2,010 sqft Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Stunning CUSTOM-BUILT duplex combines functionality with elegance w/ LEGAL SUITE. Heart of the home is its spacious kitchen & dining area with large island. Adjacent to the dining is a cozy living room with natural light & views of the private backyard, featuring a fireplace and coffered ceilings. Main floor includes a bathroom and a versatile bedroom. Upstairs has 3 well-sized bedrooms, including a luxurious master suite with a walk-in closet, a jacuzzi tub and his/her sinks for ultimate convenience. Laundry is near the master bedroom. BONUS ROOM is perfect for cozy nights or additional living space. LEGAL basement suite, ideal for guests, extra living space or RENTAL INCOME (built in 2023) Features 2 bedrooms, open-concept living room, full kitchen, laundry & storage. With a west-facing view, enjoy the large backyard with breathtaking sunsets, relaxing under the gazebo. Crystallina Nera West is known for scenic walking trails and serene ponds, making it perfect for outdoor activities & peaceful strolls



Essential Information

MLS® # E4445064 Price \$579,999







Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,010

Acres 0.00

Year Built 2019

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 8110 174a Avenue

Area Edmonton

Subdivision Crystallina Nera West

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0R7

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck,

Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Patio,

Natural Gas BBQ Hookup

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Hood Fan, Oven-Built-In, Oven-Microwave,

Storage Shed, Stove-Countertop Electric, Stove-Electric, Dryer-Two,

Refrigerators-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 30th, 2025

Days on Market 124

Zoning Zone 28

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