Courtesy Of Michael D Melnychuk Of Century 21 All Stars Realty Ltd

$444,900 - 17704 69a Street, Edmonton

MLS® #E4455700

$444,900
3 Bedroom, 2.50 Bathroom, 1,612 sqft
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

NO CONDO FEES! Crystallina Nera is rooted in natural beauty. A lush forest and a storm water pond surrounded by paved walking trails are ideal for nature lovers. The 'Deacon-T' END UNIT offers the perfect blend of comfort and style. Spanning approx. 1613 SQFT, this home offers a SIDE ENTRANCE, thoughtfully designed layout & modern features. As you step inside, you'll be greeted by an inviting open concept main floor that seamlessly integrates the living, dining, and kitchen areas. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room + 3 bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with an en-suite bathroom for added convenience. $5000 BRICK CREDIT! PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

Essential Information

MLS® #	E4455700
Price	$444,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	17704 69a Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	September 2nd, 2025
Days on Market	18
Zoning	Zone 28

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Listing information last updated on September 20th, 2025 at 4:32am MDT