

## **\$299,000 - 64 17832 78 Street, Edmonton**

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MLS® #E4465908

**\$299,000**

2 Bedroom, 1.50 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to Altius Crystallina! This better-than-new 2 bedroom, 1.5 bathroom home offers modern living in one of Edmonton's most sought-after northeast communities. Featuring an inviting open-concept layout, this home blends comfort and style with bright living spaces perfect for families, professionals, or first-time buyers. Enjoy your morning coffee on the private balcony overlooking the ravine, with peaceful views right from your own home. The property also sits across from a scenic pond, giving you year-round natural beauty and plenty of walking paths just steps away. A single attached garage provides convenience and extra storage, while the home's thoughtful design makes day-to-day living effortless. The kitchen, dining, and living areas flow seamlessly—ideal for entertaining or relaxing.

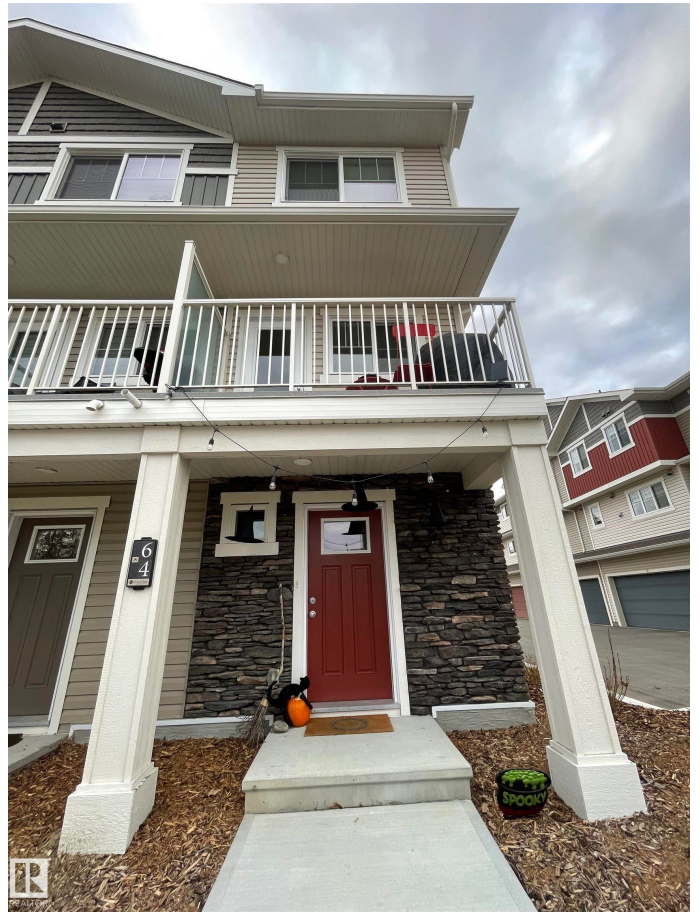
Located close to schools, the Anthony Henday, walking trails, and the Edmonton Garrison (Army Base), this home offers the perfect balance of nature, accessibility, and community.

Built in 2023

### **Essential Information**

MLS® # E4465908

Price \$299,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 64 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Deck, No Animal Home, No S |
| Parking   | Single Garage Attached     |

### Interior

|              |                                              |
|--------------|----------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                    |
| Stories      | 2                                            |
| Has Basement | Yes                                          |
| Basement     | None, No Basement                            |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Low Maintenance Landscaping, Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 14th, 2025  
Days on Market                2  
Zoning                              Zone 28  
Condo Fee                        \$155

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