

## **\$524,900 - 7368 182 Avenue, Edmonton**

MLS® #E4428321

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,567 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to VITA CRYSTALLINA and step into the Ashby by Excel Homes, W/just under 1600sf, upon entering youâ€™re greeted with 9 ft ceilings, LVP flooring and at the centre of the home is an L-shaped kitchen with optimal storage space, SS appliances and an island where you can watch your favourite tv shows while eating breakfast. Flowing into the dining nook and perfectly into the great room, the open concept main floor is the ideal space to gather and entertain. Completing the main floor is the half bath. The second floor offers a central bonus room that strategically separates the primary suite w/ensuite from the 2 additional bedrooms, complete with a full bathroom and convenient upper floor laundry. The basement is roughed in for a 1 bedroom suite, complete W/SEPARATE SIDE ENTRANCE. Property has a DBL ATT GARAGE, 9FT BASEMENT and is Green Built offering upgraded insulation, ecobee thermostat, HRV, tankless HW and more! DONâ€™T DELAY, close to all amenities and schools plus the Anthony Henday.

Built in 2025

### **Essential Information**

MLS® # E4428321

Price \$524,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7368 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L5

### Amenities

Amenities	Ceiling 9 ft., Detecto Insulation-Upgraded, Smart/F System, 9 ft. Basement Ceilin
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Public Transportation,



	Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4
Zoning	Zone 28

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