

## **\$374,900 - 43 903 Crystallina Nera Way, Edmonton**

MLS® #E4447704

**\$374,900**

3 Bedroom, 2.50 Bathroom, 1,550 sqft

Condo / Townhouse on 0.00 Acres

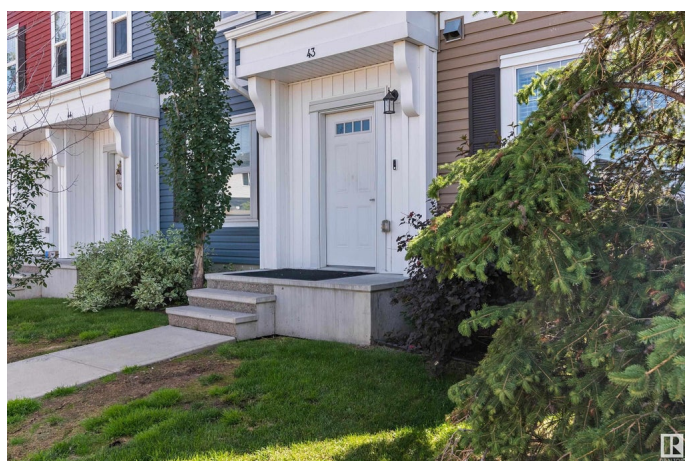
Crystallina Nera West, Edmonton, AB

Welcome to this outstanding 3 bedroom, 2.5 bath, double attached garage end-unit townhouse. Located in a great family area across from a pond, with bonus access to Anthony Henday, CFB Edmonton, shops, and restaurants. This nicely maintained townhouse has A/C, which comes in handy for those hot summer days. Other notable features are 9 ft ceilings on the main floor, beautiful espresso kitchen cabinets, quartz countertops, spacious, open, bright floor plan, dining room, living room with electric fireplace, vinyl plank floors, and ceramic tile in the 2pc bath. Stainless steel appliances. Spacious deck with gas line and central vac. The upper level has 3 good-sized bedrooms with a 4pc and 3pc ensuite, and a walk-in closet. Carpet and ceramic floors in bathrooms and a stackable washer/dryer. The double attached garage is drywalled, insulated, and has 11 ft ceilings.

Built in 2015

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4447704  |
| Price      | \$374,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,550             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 43 903 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0N6                     |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                             |
| Parking        | Double Garage Attached                                                        |
| Is Waterfront  | Yes                                                                           |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Wall Mount, See Remarks                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | None, No Basement                                                                                                                                                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, |

Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 28         |
| Condo Fee      | \$237           |

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Listing information last updated on August 6th, 2025 at 6:02pm MDT