

Courtesy Of Andy T Huynh Of Exp Realty

# \$619,900 - 6945 176a Ave, Edmonton

MLS® #E4453208

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,041 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Introducing the Abbotsford model by City Homes Master Builder – a beautifully designed 2,041 sq.ft. home in a sought-after community of Crystallina Nera. This 3-bed, 2.5-bath layout includes a spacious great room, central bonus room, mudroom, and separate side entrance, perfect for future suite potential. Over \$35K in upgrades: stone exterior, widened double garage, 9” foundation walls, and basement rough-ins for future laundry and sink. Chef-inspired kitchen features 30” electric cooktop, canopy hood fan, built-in wall oven/microwave, dishwasher, and double-wide fridge. Luxurious primary suite with freestanding soaker tub and upgraded pocket door ensuite. All stub walls upgraded to railing. Estimated completion: December 2025.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453208  |
| Price          | \$619,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,041     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6945 176a Ave         |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W8               |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stone, Vinyl              |
| Exterior Features | See Remarks                     |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Stone, Vinyl              |
| Foundation        | Concrete Perimeter, See Remarks |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 82                |
| Zoning         | Zone 28           |

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Listing information last updated on November 5th, 2025 at 11:32am MST