

# **\$609,900 - 7640 182 Avenue, Edmonton**

MLS® #E4434732

**\$609,900**

3 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Fall in Love with Your Dream Home! This STUNNING 2,296 ft.Â² AIR CONDITIONED, two-story beauty with 3 bedrooms, 2.5 baths, a DEN, BONUS ROOM, and a DOUBLE ATTACHED GARAGE! From the moment you walk in, you'll notice the warm hardwood flooring throughout and the flood of natural light from the oversized living room windows. Oh wow, the kitchen â€ get ready to cook, host & enjoy in this chefâ€™s dream kitchen with endless QUARTZ countertops! Thereâ€™s lots of room to cook, and still chat with guests while entertaining! STAINLESS STEEL appliances including GAS STOVE + large pantry! Upstairs is the perfect layout: generous sized BONUS ROOM, primary bedroom with a 5-pc ENSUITE and WALK-IN CLOSET + 2 more large bedrooms, another 5-pc bath + upstairs laundry. Basement is unfinished - design it your way! The backyard is a nice size & fenced with no neighbours behind you! Located near walking trails, short walk to Crystallina Nera Lake public transit, quick access to Anthony Henday and so much more!



Built in 2015

## **Essential Information**

MLS® #                      E4434732

Price                        \$609,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,297
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7640 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L8

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	4
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 3:47pm MDT