

## \$579,900 - 7579 176 Avenue, Edmonton

MLS® #E4445959

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,040 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Daytona built 2 storey spec home on quiet, family orientated, keyhole crescent. South facing backyard with alley, no shared back fence neighbours! Original owners, non smoking. Spacious open concept main floor complete with half bath, butler and walk in pantries. Second floor offers three well sized bedrooms and large bonus room perfect for family nights. Second floor laundry! Master bedroom has large sized ensuite with soaker tub and separate stand alone shower. Basement is undeveloped but has been framed as per builder specs with rough in for bathroom. Basement development will provide an additional bathroom, bedroom and entertainment space.

Built in 2017

### Essential Information

MLS® #	E4445959
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.00
Year Built	2017



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7579 176 Avenue
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0Z3

### Amenities

Amenities	Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 19

Zoning Zone 28

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