# \$469,900 - 17621 67 Street, Edmonton

MLS® #E4431662

#### \$469,900

3 Bedroom, 2.50 Bathroom, 1,472 sqft Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Crystallina Nera is rooted in natural beauty. A lush forest and a storm water pond surrounded by paved walking trails are ideal for nature lovers. Poplar Lake, parks and future schools are all within walking distance. With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PLUS a single oversized attached garage & SIDE **ENTRANCE! PICTURES ARE OF** SHOWHOME: ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!



#### **Essential Information**

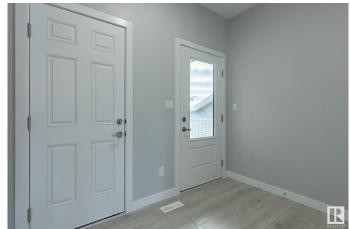
MLS® # E4431662 Price \$469,900

Bedrooms 3 Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,472 Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

## **Community Information**

Address 17621 67 Street

Area Edmonton

Subdivision Crystallina Nera East

City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0W6

#### **Amenities**

Amenities See Remarks

Parking Over Sized, Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl
Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 59

## 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 June 16th, 2025 at 6:47am MDT