

Courtesy Of Stacey B Diederich Of RE/MAX River City

## \$335,000 - 13 17832 78 Street, Edmonton

MLS® #E4428795

**\$335,000**

2 Bedroom, 2.50 Bathroom, 1,402 sqft  
Condo / Townhouse on 0.00 Acres

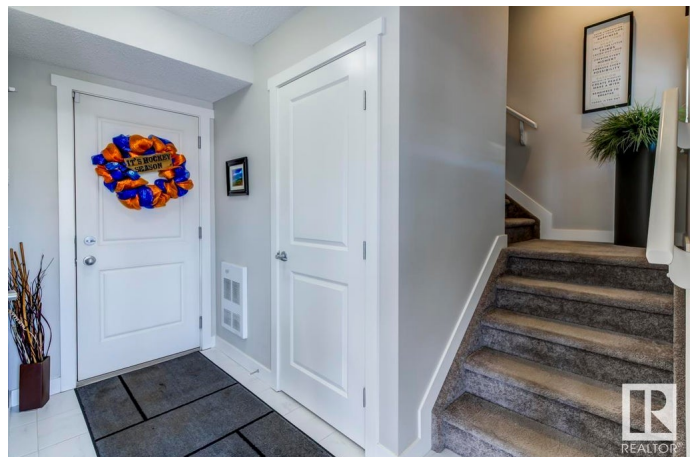
Crystallina Nera West, Edmonton, AB

Welcome to this stunning townhome with a double attached garage and low condo fees(only \$233.10). Located in the desirable Crystallina Nera area, close to play parks, walking paths, shopping, schools, transit, all amenities, and quick access to Anthony Henday too! This modern, open concept home includes a spacious kitchen with beautiful dark cabinetry, stunning tile backsplash, a huge pantry and stainless steel appliances! The designated dining area is large enough to feed the whole family. Step into the spacious & bright living room with large windows letting in natural light, check out the serene balcony for your morning coffees and a 2pc bath that complete this level. The upper floor has 2 large primary bedrooms with ensuites and tons of closet space in each! PLUS laundry is on this floor too! The ground level features the main entry, a large storage room, coat closet, and access to the double attached garage. Great value and location! What are you waiting for??

Built in 2015

### Essential Information

MLS® #	E4428795
Price	\$335,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13 17832 78 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	Zone 28
Condo Fee	\$233

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Listing information last updated on April 6th, 2025 at 8:17am MDT