

## \$489,822 - 18154 73a Street, Edmonton

MLS® #E4446704

**\$489,822**

3 Bedroom, 2.50 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the "Belgravia" built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple of a young family. Beautiful parks and green space through out the area of Crystallina Nera and has easy access to the walking trails. This 2 storey single family attached half duplex offers over 1600+sqft, Vinyl plank flooring laid through the open concept main floor. The chef inspired kitchen has a lot of counter space and a full height tile back splash. Next to the kitchen is a very cozy dining area with tons of natural light, it looks onto the large living room. Carpet throughout the second floor. This floor has a large primary bedroom, a walk-in closet, and a 3 piece ensuite. There is also two very spacious bedrooms and another 4 piece bathroom. Lastly, you will love the double attached garage. \*\*\* Home is under construction photos used are from the same model coolers may vary , to be complete by December of this year\*\*\*

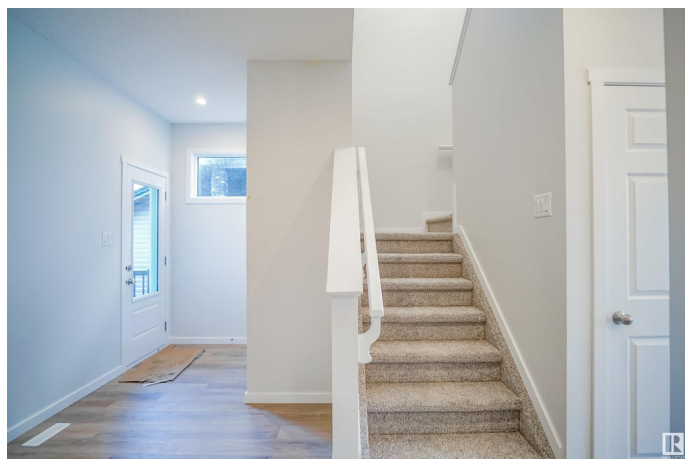
Built in 2025

### Essential Information

MLS® # E4446704

Price \$489,822

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,605         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18154 73a Street      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L8               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        136  
Zoning                    Zone 28

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