

## \$449,500 - 17674 69 A Street, Edmonton

MLS® #E4429509

**\$449,500**

3 Bedroom, 2.50 Bathroom, 1,391 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this stunning home built by Coventry Homes featuring beautiful cabinetry, an upgraded backsplash, S/S Appliances & elegant quartz countertop – the true highlights of the kitchen! The space flows effortlessly into the dining area, perfect for both family meals & entertainment. A convenient half bath completes the main floor. Upstairs, you’ll find a spacious primary bedroom with a 4-piece ensuite. Two additional bedrooms, a full bath, & upstairs laundry finish off the upper level. The unfinished basement, with a rough-in for a future bathroom, offers endless possibilities for customization. Outside, enjoy the added convenience of a double detached garage & a fully landscaped yard. All Coventry homes are backed by the Alberta New Home Warranty Program, providing peace of mind for years to come. \*Home is under construction. Photos are not of actual home. Some finishings may differ. Some Photos virtually staged. Landscaping done as a seasonal item, weather permitting\*

Built in 2025

### Essential Information

MLS® #	E4429509
Price	\$449,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,391
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	17674 69 A Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W8

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	140
Zoning	Zone 28

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