

## **\$355,000 - 88 17832 78 Street, Edmonton**

MLS® #E4445536

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to Madison, built by StreetSide Developments in the desirable Altius Crystallina community! This like new, 3 bedroom + den, 2.5 bath, pristine townhouse offers over 1650 sq.ft. of stylish living. The modern kitchen features ceiling-height grey cabinetry, stainless steel appliances, a large island, modern backsplash, and large pantry. The open concept living and dining areas flow naturally for easy entertaining. From the living room, step onto a unique wraparound balcony overlooking a tranquil courtyard. The main floor den is perfect for a home office. Upstairs are 3 bedrooms and 2 full baths, including a bright, spacious primary suite. All hardware is brushed silver; flooring is a calming grey. The large double attached garage fits 2 full-sized vehicles, plus there is an extra storage space. Comfort is year-round with central A/C and a high-efficiency furnace. Located in a quiet, pet-friendly complex, this smoke and pet-free unit offers great value, a prime location, and move-in-ready condition!

Built in 2019

### **Essential Information**

MLS® # E4445536

Price \$355,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,658             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 88 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 28        |
| Condo Fee      | \$233          |

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Listing information last updated on July 7th, 2025 at 10:02am MDT