

Courtesy Of Andy T Huynh Of Exp Realty

\$639,900 - 6945 176a Ave, Edmonton

MLS® #E4453208

\$639,900

3 Bedroom, 2.50 Bathroom, 2,041 sqft
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Introducing the Abbotsford model by City Homes Master Builder – a beautifully designed 2,041 sq.ft. home in a sought-after community of Crystallina Nera. This 3-bed, 2.5-bath layout includes a spacious great room, central bonus room, mudroom, and separate side entrance, perfect for future suite potential. Over \$35K in upgrades: stone exterior, widened double garage, 9” foundation walls, and basement rough-ins for future laundry and sink. Chef-inspired kitchen features 30” electric cooktop, canopy hood fan, built-in wall oven/microwave, dishwasher, and double-wide fridge. Luxurious primary suite with freestanding soaker tub and upgraded pocket door ensuite. All stub walls upgraded to railing. Estimated completion: December 2025.



Built in 2025

Essential Information

MLS® #	E4453208
Price	\$639,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,041
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6945 176a Ave
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W8

Amenities

Amenities	See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter, See Remarks

Additional Information

Date Listed	August 15th, 2025
Days on Market	35
Zoning	Zone 28

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Listing information last updated on September 19th, 2025 at 7:02am MDT