

## **\$524,900 - 7368 182 Avenue, Edmonton**

MLS® #E4428321

### **\$524,900**

3 Bedroom, 2.50 Bathroom, 1,567 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to VITA CRYSTALLINA and step into the Ashby by Excel Homes, W/just under 1600sf, upon entering youâ€™re greeted with 9 ft ceilings, LVP flooring and at the centre of the home is an L-shaped kitchen with optimal storage space, SS appliances and an island where you can watch your favourite tv shows while eating breakfast. Flowing into the dining nook and perfectly into the great room, the open concept main floor is the ideal space to gather and entertain. Completing the main floor is the half bath. The second floor offers a central bonus room that strategically separates the primary suite w/ensuite from the 2 additional bedrooms, complete with a full bathroom and convenient upper floor laundry. The basement is roughed in for a 1 bedroom suite, complete W/SEPARATE SIDE ENTRANCE. Property has a DBL ATT GARAGE, 9FT BASEMENT and is Green Built offering upgraded insulation, ecobee thermostat, HRV, tankless HW and more! DONâ€™T DELAY, close to all amenities and schools plus the Anthony Henday.

Built in 2025

### **Essential Information**

MLS® # E4428321

Price \$524,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,567                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 7368 182 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L5               |

**Amenities**

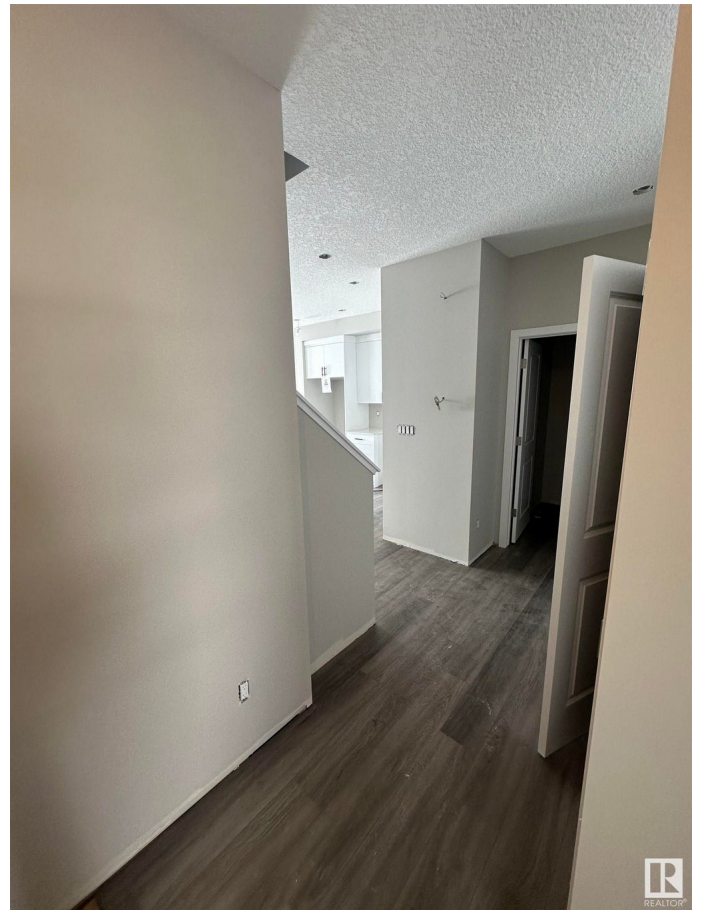
|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detecto<br>Insulation-Upgraded, Smart/F<br>System, 9 ft. Basement Ceilin |
| Parking   | Double Garage Attached  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, G<br>Hood Fan, Refrigerator, Stov |
| Heating           | Forced Air-1, Natural Gas                                     |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Partially Landscaped, Playground Nearby, Public Transportation, |



Schools, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 31st, 2025  
Days on Market 12  
Zoning Zone 28

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Listing information last updated on April 11th, 2025 at 9:47pm MDT