

# \$669,266 - 6953 176a Avenue, Edmonton

MLS® #E4453188

**\$669,266**

3 Bedroom, 3.00 Bathroom, 2,295 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Experience upgraded living in Crystallina Nera! This 3 bed, 3 bath home showcases \$40K in premium upgrades. Built with 9â€™™ foundation walls, it features a side entrance for future suite potential plus basement rough-ins for laundry and sink. The main floor offers a full bathroom, spacious den, and chefâ€™™s kitchen with dishwasher, double-wide fridge, 30â€™• electric cooktop, hood fan, built-in wall oven, and microwave. Relax by the fireplace in the open living area, accented by upgraded railings throughout. The upper level includes a convenient laundry room, central bonus room, and a luxurious primary suite with sitting area, freestanding soaker tub, shower seat, and walk-in closet. Complete with a front double attached garage, this home blends style, function, and future-ready features in one of Edmontonâ€™™s most desirable communities.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453188  |
| Price          | \$669,266 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,295     |
| Acres          | 0.00      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6953 176a Avenue      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W8               |

### Amenities

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

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 28           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 3:17am MDT