

## \$459,900 - 17621 67 Street, Edmonton

MLS® #E4431662

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Crystallina Nera is rooted in natural beauty. A lush forest and a storm water pond surrounded by paved walking trails are ideal for nature lovers. Poplar Lake, parks and future schools are all within walking distance. With over 1470 square feet of open concept living space, the Soho-D from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room and full sink on the second floor. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. PLUS a single oversized attached garage & SIDE ENTRANCE! PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES!

Built in 2025

### Essential Information

MLS® #	E4431662
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,472
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17621 67 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W6

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
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	April 18th, 2025
Days on Market	114

## 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 August 10th, 2025 at 10:33am MDT