

## \$599,900 - 7364 182 Avenue, Edmonton

MLS® #E4429580

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,930 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the popular Lakeview by 35yr builder Excel Homes in Crystallina. This just under 2000 sf BRAND NEW gem has it all. Upon entering you're greeted with LVP flooring, 9 ft ceilings, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH, SEPARATE ENTRANCE GREAT FOR POTENTIAL INCOME SUITE 9FT BASEMENT W/ROUGH INS. Energy star stainless steel appliances, kitchen/nook beautifully opens to living room. Upstairs carpet. Large bonus room, 3 bedrooms including larger primary bedroom with 5 piece ensuite. Main floor full bath. Quartz countertops throughout. Plenty of windows everywhere. GREEN BUILT home with tankless water system, eco bee thermostat, R20 minimum insulation upstairs, R12 in basement, solar panel rough in, low E windows, and much much more! Close to all amenities. Don't delay this one won't last!



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429580  |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,930                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 7364 182 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L5               |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Hot Water Tank, Hardwood Floors, Hardwood Countertops, Thermostat, Green Building, Energy Efficient Windows |
| Parking   | Double Garage Attached   |

**Interior**

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

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Partially Landscaped, Close to Transportation, Schools, Shopping |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**



|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 28         |

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Listing information last updated on April 19th, 2025 at 12:17am MDT