

## \$449,680 - 18145 73a Street, Edmonton

MLS® #E4443509

**\$449,680**

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the "Phoenix" built by the award-winning builder Pacesetter homes and is located in the heart of Crystalina Nera. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. This home also comes with a side separate entrance perfect for a future rental suite. This home also has 9 foot ceilings in the main floor. Close to all amenities and easy access to the Anthony Henday. \*\*\* Under construction and will be complete by December of this year so the photos shown are from the exact model that was recently built colors may vary \*\*\*\*

Built in 2025

### Essential Information

MLS® # E4443509

Price \$449,680

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18145 73a Street      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T4               |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        133  
Zoning                    Zone 28

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Listing information last updated on October 30th, 2025 at 12:47pm MDT