

# \$525,000 - 17615 77 Street, Edmonton

MLS® #E4457466

**\$525,000**

4 Bedroom, 3.50 Bathroom, 2,031 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

**\*\*PROPERTY IS SOLD "AS-IS, WHERE-IS" WITH NO WARRANTIES OR REPRESENTATIONS\*\*** Great opportunity to build some sweat equity in this 2-storey home, featuring 4 bedrooms and a functional open layout on the main floor where the kitchen, living, and dining areas connect seamlessly. The kitchen features granite countertops and ample cabinetry. Upstairs includes a primary bedroom with ensuite, three additional bedrooms, large bonus room and another full bathroom. A double attached garage provides parking and ample storage. Basement is partially finished with a 3pce bathroom. The backyard is complete with a deck and space for outdoor enjoyment. Located in a residential community with convenient access to major roadways and city amenities.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457466  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,031     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17615 77 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P3               |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                             |
| Exterior Features | Flat Site, Park/Reserve, Public Transportation |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stone, Vinyl                             |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 2                    |

## Zoning

## Zone 28

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Listing information last updated on September 13th, 2025 at 4:47am MDT