

## \$479,500 - 17631 70 Street, Edmonton

MLS® #E4460487

**\$479,500**

3 Bedroom, 2.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Discover modern living in this brand-new Impact Home, thoughtfully designed with style and function in mind. 9' ceilings on the main floor create a bright, spacious feel from the moment you walk in. The open-concept layout centers around a stunning kitchen with quartz countertops, ceramic tile backsplash, and elegant cabinetry, flowing seamlessly into the dining area and living room. A mudroom and half bath add everyday convenience to the main level. Upstairs, the primary suite offers a 5pc ensuite with double sinks and a generous walk-in closet. Two additional bedrooms, a full bath, and upper-floor laundry complete the second level. Built with care and craftsmanship, every Impact Home is backed by the Alberta New Home Warranty Program, giving you lasting peace of mind. \*Home is under construction. Photos are of a similar home and may include virtual staging; finishings may vary\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460487  |
| Price      | \$479,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,633                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17631 70 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0W8               |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved                                                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

Date Listed            October 2nd, 2025

Days on Market      34

Zoning                Zone 28

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Listing information last updated on November 5th, 2025 at 6:32am MST