

## \$355,900 - 94 17832 78 Street, Edmonton

MLS® #E4456052

**\$355,900**

3 Bedroom, 2.50 Bathroom, 1,443 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to the beautiful community of Crystallina and the highly desirable complex of Atlus Crystallina. Enjoy overlooking the courtyard green space from your patio on those beautiful summer nights. While only being minutes away from a walk through trees and around the beautiful man made pond. Parking is a breeze with your double attached garage, large enough to easily fit 2 good sized vehicles. On the main floor, you'll discover a dining room, perfectly located off the kitchen with a large family room perfect for some relaxation or TV watching. Upstairs there's 3 bedrooms, including the primary that has a 4 piece ensuite and large walk-in closet. The other 2 bedrooms are a good size and perfect to be used as an home office or kids bedrooms. Plenty of visitor parking only steps away from your front door.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456052  |
| Price          | \$355,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,443     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 94 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached                                                                        |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 28             |
| Condo Fee      | \$233               |

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Listing information last updated on September 9th, 2025 at 11:32am MDT