

## \$599,999 - 8110 174a Avenue, Edmonton

MLS® #E4445064

**\$599,999**

6 Bedroom, 3.50 Bathroom, 2,010 sqft  
Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Stunning CUSTOM-BUILT duplex combines functionality with elegance w/ LEGAL SUITE. Heart of the home is its spacious kitchen & dining area with large island. Adjacent to the dining is a cozy living room with natural light & views of the private backyard, featuring a fireplace and coffered ceilings. Main floor includes a bathroom and a versatile bedroom. Upstairs has 3 well-sized bedrooms, including a luxurious master suite with a walk-in closet, a jacuzzi tub and his/her sinks for ultimate convenience. Laundry is near the master bedroom. BONUS ROOM is perfect for cozy nights or additional living space. LEGAL basement suite, ideal for guests, extra living space or RENTAL INCOME (built in 2023) Features 2 bedrooms, open-concept living room, full kitchen, laundry & storage. With a west-facing view, enjoy the large backyard with breathtaking sunsets, relaxing under the gazebo. Crystallina Nera West is known for scenic walking trails and serene ponds, making it perfect for outdoor activities & peaceful strolls

Built in 2019

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4445064  |
| Price  | \$599,999 |



|                |               |
|----------------|---------------|
| Bedrooms       | 6             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,010         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8110 174a Avenue      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0R7               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 65              |
| Zoning         | Zone 28         |

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Listing information last updated on September 3rd, 2025 at 9:47am MDT