

## **\$574,900 - 7352 182 Avenue, Edmonton**

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MLS® #E4429583

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

LOCATION!! In sought after CRYSTALLINA welcome to this CUSTOM MODERN The Riverview with just under 2000 sf, built by 35 yr builder Excel Homes. BACKING ONTO GREEN AREA/henday this 2 storey home is offering the upgraded LVP flooring, quartz countertop throughout, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH, living room, 9ft ceilings, kitchen with energy star SS appl., and WALKTHRU PANTRY. LOADED WITH WINDOWS, Carpeted upstairs, bonus room, full bath, 4 BEDROOMS total incl. Primary with 5 pc ensuite walk-in closet, laundry with washer & dryer. SEPARATE ENTRANCE 9FT BASEMENT W/ROUGH INS LEGAL SUITE. 9FT BASEMENT CEILING and home is GREEN BUILT with upgraded insulation, solar panel rough-in, low E windows, low VOC paint, tankless water system, ecobee thermostat and much more!! DBL garage, and Close to all amenities. DON'T DELAY!

Built in 2025

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4429583  |
| Price     | \$574,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 7352 182 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0L5               |

**Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detecto<br>Insulation-Upgraded, Smart/H<br>System, 9 ft. Basement Ceilin |
| Parking   | Double Garage Attached  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, C<br>Hood Fan, Refrigerator, Stov |
| Heating           | Forced Air-1, Natural Gas                                     |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Partially Lan<br>Transportation, Schools, Shopping, Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025  
Days on Market                25  
Zoning                              Zone 28

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