

# \$469,900 - 18111 74 Street, Edmonton

MLS® #E4459486

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,452 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Check out this beautiful brand new home with a double attached garage! Step inside to find a convenient half bath and front closet, leading into a modern open-concept layout. The kitchen flows seamlessly into the dining and living room—perfect for everyday living and entertaining. Upstairs offers 3 spacious bedrooms, a laundry room, and 2 full bathrooms, including a 4-piece ensuite and walk-in closet in the primary suite. Enjoy luxurious 1-1/4" quartz countertops in the kitchen and bathrooms, plus durable luxury vinyl plank flooring throughout the main floor. This home includes front and back landscaping, so it's move-in ready. Built to Built Green standards, it's environmentally responsible and energy efficient—ideal for today's conscious homeowner.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459486  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,452     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18111 74 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0X7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Flat Site, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Elizabeth Finch School |
|------------|------------------------|

|        |                           |
|--------|---------------------------|
| Middle | Steele Heights            |
| High   | Cardinal Collins Catholic |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 28              |

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Listing information last updated on October 27th, 2025 at 5:17am MDT