

Courtesy Of Che Taylor Of MaxWell Challenge Realty

## **\$359,900 - 54 903 Crystallina Nera Way, Edmonton**

MLS® #E4428361

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

~ MINT CONDITION, 3 BEDROOM, 2.5 BATH TOWHOUSE in CRYSTALLINA NERA ~ BUILT in 2015 ~ DOUBLE ATTACHED GARAGE ~ MAIN FLOOR DEN ~ QUIET LOCATION CLOSE to SCHOOLS and PARKS ~ The amazing home is just a short commute to the Anthony Henday and the Canadian Armed Forces Base ~ There is nothing to do but move in and enjoy ~ The garage and den occupy the ground floor and once up the first flight of stairs you will encounter a wide open kitchen, dining, and living room area ~ There is a balcony off of the kitchen which is great for a BBQ or morning coffee ~ The kitchen has thick 1" slab quartz countertops and tons of cupboard space ~ STAINLESS STEEL APPLIANCES ~ 9 FOOT CEILINGS on the MAIN FLOOR ~ Upstairs there are 3 good sized bedrooms including the primary bedroom which features its own ensuite bath plus 2 closets ~ Perfect starter home or great for investment ~ HURRY BEFORE THIS ONE IS SOLD !!

Built in 2015

### **Essential Information**

MLS® #	E4428361
Price	\$359,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	54 903 Crystallina Nera Way
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N6

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	Zone 28
Condo Fee	\$231

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Listing information last updated on April 3rd, 2025 at 8:47pm MDT