

## \$349,125 - N/A, Edmonton

MLS® #E4455301

### \$349,125

2 Bedroom, 2.50 Bathroom, 1,556 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Step inside this beautiful 1,556 sq. ft. three-storey end-unit townhouse in the desirable community of Crystallina Nera. The entry level offers a welcoming front foyer with direct access to the double attached garage—ideal for convenience and extra storage. Upstairs, the main floor showcases a bright open-concept layout featuring a stylish kitchen with modern cabinetry and stainless steel appliances. The spacious dining area flows seamlessly into a large living room, making it perfect for gatherings. A handy half-bath finishes off this level. On the top floor, you’ll find two well-sized bedrooms, each complete with its own private ensuite for maximum comfort and privacy. This home is ideally positioned backing onto a treed area, while still being just minutes from parks, schools, shopping, public transit, and more. An incredible opportunity to enjoy low-maintenance living in one of Edmonton’s most sought-after neighborhoods!

Built in 2021

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455301  |
| Price    | \$349,125 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,556             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | N/A                   |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0S3               |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                25  
Zoning                              Zone 28  
Foreclosure                      Yes  
Condo Fee                        \$210

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