

## **\$379,900 - 38 903 Crystallina Nera Way, Edmonton**

MLS® #E4443202

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,600 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

End-unit with A/C & upgrades! This beautifully maintained 3 bed/2.5 bath townhouse is move-in ready with new paint and carpet. The attached double garage leads into a lower-level den/flex space with upgraded ceramic tile floors; perfect for a gym or office. Enjoy cooking in the open-concept kitchen with stainless steel appliances, quartz counters & pantry. Bright dining & living areas feature modern lighting & windows on 3 sides, plus access to your massive patio/balcony with BBQ gas line. Primary suite includes a 3-piece ensuite & 2 large closets with built-in organizers. Also upstairs, find two more bedrooms, a 4-piece bath & stacked washer/dryer. Prime location near Anthony Henday, CFB Edmonton, 167 Ave's shops & restaurants!

Built in 2015

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4443202  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,600     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 38 903 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0N6                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Parking-Visitor |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Insulated                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Forced Air-1, Natural Gas  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

Days on Market     15  
Zoning                Zone 28  
Condo Fee           \$240



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