

Courtesy Of Susan Field Of MaxWell Polaris

## **\$624,900 - 7451 181 Avenue, Edmonton**

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MLS® #E4430596

**\$624,900**

4 Bedroom, 3.50 Bathroom, 1,720 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to one of the most spectacular homes on one of the largest pie-shaped lots in the neighborhood! This rare 615+ m<sup>2</sup> lot gem is a private paradise with Weber Natural Gas BBQ, raised garden beds, fruit trees & spacious deck. Perfect for hosting unforgettable outdoor gatherings. And that's just the beginning! This is the only home in the neighbourhood with detached 4-car garage featuring sub-panel, 220V electrical & heater - ideal for trades or sports enthusiasts. Step inside home & fall in love with the luxurious upgrades: custom cabinets with pull-out pantry & spice rack, granite countertops, stunning AGA Legacy gas stove w/ e-oven, matching Legacy fridge & wet/coffee bar. All designed for effortless entertaining. The open-concept living & dining area is anchored by a cozy gas fireplace & media setup. Upstairs features a bright great room & 3 spacious bedrooms. Gorgeous new finished basement with 4th bedroom & 3-pc bath is perfect for relaxation, guests or extended family. This home truly has it all!



Built in 2015

### **Essential Information**

MLS® #                      E4430596

Price                         \$624,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,720                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7451 181 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0M2               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Fire P<br>Stove Hookup |
| Parking   | Quad or More Detached                         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Di<br>Garage Opener, Hood Fan<br>Vacuum Systems, Washer, G |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior



|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 65               |
| Zoning         | Zone 28          |

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Listing information last updated on June 16th, 2025 at 4:47am MDT