

## \$499,122 - 18156 74 Street, Edmonton

MLS® #E4446699

**\$499,122**

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the "Dakota" built by the award-winning builder Pacesetter homes and is located in the heart of Crystalina. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite with double sinks. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. Close to all amenities and easy access to the Anthony Henday and Manning drive. This home also comes with a side separate entrance to the basement with two large windows perfect for a future suite. \*\*\* Under construction and will be complete by February 2026 so the photos shown are from the exact model that was recently built colors may vary \*\*\*\*

Built in 2025

### Essential Information

MLS® # E4446699

Price \$499,122

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18156 74 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V4

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        49  
Zoning                    Zone 28

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Listing information last updated on August 26th, 2025 at 7:47am MDT