

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 Stove Hookup
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Di Garage Opener, Hood Fan 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	7
Zoning	Zone 28

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Listing information last updated on April 19th, 2025 at 10:02am MDT