

# \$365,000 - 71 17832 78 Street, Edmonton

MLS® #E4455610

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,477 sqft  
Condo / Townhouse on 0.00 Acres

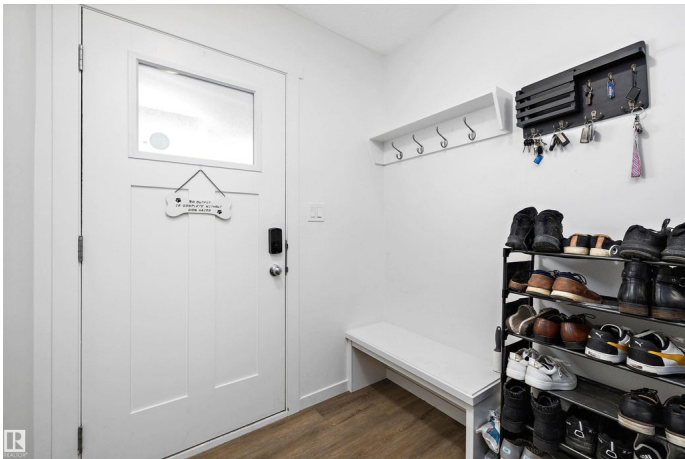
Crystallina Nera West, Edmonton, AB

Welcome to Crystallina! This modern 3-bedroom townhouse offers just under 1,500 sq. ft. of living space and was newly built in 2022, combining comfort, functionality, and style. The open-concept main floor features a bright living area, a sleek kitchen with contemporary finishes, and plenty of space for family dining and entertaining. Upstairs, youâ€™ll find two bedrooms with their own private ensuite bathrooms, plus a third spacious bedroom perfect for family, guests, or a home office. Located in one of Edmontonâ€™s most desirable newer communities, this home is just minutes from parks, schools, shopping, and amenities. Whether youâ€™re a growing family or looking for a low-maintenance modern home, this property delivers.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455610  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,477     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2022              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 71 17832 78 Street    |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0P7               |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Parking-Visitor |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 28             |

Condo Fee                    \$233

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Listing information last updated on September 7th, 2025 at 1:02pm MDT