

## \$495,000 - 7133 178 Avenue, Edmonton

MLS® #E4457156

**\$495,000**

4 Bedroom, 4.00 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

NO CONDO FEES. The perfect LOW MAINTENANCE investment opportunity featuring a bright and spacious main floor, featuring a fully permitted LEGAL BASEMENT SUITE with SIDE ENTRY. The main floor boasts 9' ceilings, three bedrooms, two full bathrooms, and a convenient half bath, offering comfort and functionality for families or tenants. Downstairs, the legal suite includes a SECOND KITCHEN, full bathroom, and one bedroom - ideal for INVESTORS or accommodating EXTENDED FAMILY. Located across from a FUTURE SCHOOL site and close to shopping, parks, ponds, and major highway access, this property combines convenience, versatility, and long-term value in one exceptional package.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457156  |
| Price          | \$495,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,458     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7133 178 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T8               |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Ceiling 9 ft.          |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Park/Reserve, Schools, Stream/Pond |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Vinyl                        |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |

## Zoning

## Zone 28

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Listing information last updated on September 18th, 2025 at 12:47am MDT