

## \$645,000 - 17713 73a Street, Edmonton

MLS® #E4465472

**\$645,000**

3 Bedroom, 2.50 Bathroom, 2,271 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Move-in ready Coventry-built home offering upgraded, low-maintenance living on a quiet pie-shaped lot in a cul de sac! This stunning open-to-below floor plan features 3 bedrooms+den, 2.5 bathrooms, a cozy bonus room overlooking the living room, convenient upstairs laundry w/ sink & double-attached garage. The bright living room impresses w/ soaring ceilings, gas fireplace & is beautifully accented by upgraded railings. Chef's kitchen offers a massive island w/ extra storage, s/s appliances, gas stove, built-in wall oven & microwave, & glass cabinetry. The spacious primary retreat includes a sitting area, walk-in closet & spa-like ensuite w/ dual sinks, soaker tub & large shower. Enjoy countless upgrades: full concrete landscaped yard, finished stairs to the dbasement w/ rough-ins for bar & bath, 9ft ceilings on main & basement, fire pit, deck w/ glass cover, bench & organizers in mudroom, epoxy garage floors, water softener, tankless hot water & A/C. Convenient access to Anthony Henday & many amenities!

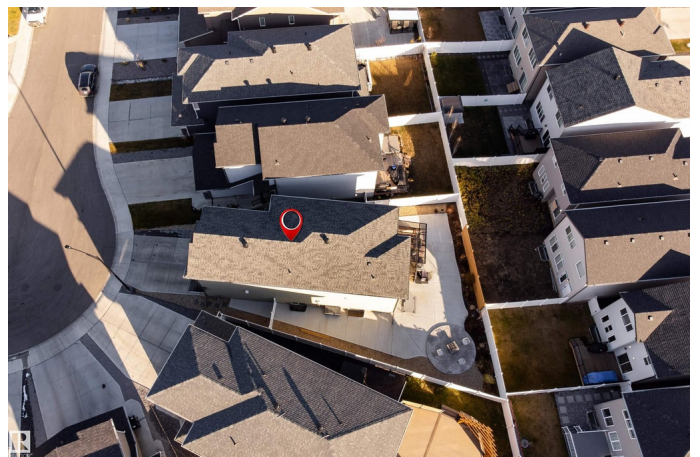
Built in 2021

### Essential Information

MLS® # E4465472

Price \$645,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,271                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17713 73a Street      |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera West |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T1               |

### Amenities

|           |                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Hot Water Tankless, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                            |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 28             |

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Listing information last updated on November 16th, 2025 at 4:02am MST