

## \$425,000 - 517 Crystallina Nera Drive, Edmonton

MLS® #E4457218

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,297 sqft

Single Family on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this charming 3 bedroom, 2.5 bathroom half duplex in the family-friendly community of Crystallina Nera West. The main floor features an open-concept layout with a front dining area that flows into the spacious kitchen offering a center island with eating bar, plenty of storage, stainless steel appliances, and a pantry. Bright living room, filled with natural light from large windows and a convenient 2-piece bathroom completes the main level. Upstairs, youâ€™ll find 3 bedrooms including a generous primary suite with a walk-in closet and 3-piece ensuite. The basement is unfinished and ready for your personal touch. Enjoy the fully fenced backyard with deck, perfect for relaxing or entertaining, plus a detached double garage. Close to playgrounds, schools, and all amenities, this home is a great choice for families or first-time buyers.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457218  |
| Price      | \$425,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,297         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 517 Crystallina Nera Drive |
| Area        | Edmonton                   |
| Subdivision | Crystallina Nera West      |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Z 0P6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

Date Listed September 11th, 2025

Days on Market 12

Zoning Zone 28

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