

## \$479,500 - 17631 70 Street, Edmonton

MLS® #E4460487

**\$479,500**

3 Bedroom, 2.50 Bathroom, 1,633 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Discover modern living in this brand-new Impact Home, thoughtfully designed with style and function in mind. 9' ceilings on the main floor create a bright, spacious feel from the moment you walk in. The open-concept layout centers around a stunning kitchen with quartz countertops, ceramic tile backsplash, and elegant cabinetry, flowing seamlessly into the dining area and living room. A mudroom and half bath add everyday convenience to the main level. Upstairs, the primary suite offers a 5pc ensuite with double sinks and a generous walk-in closet. Two additional bedrooms, a full bath, and upper-floor laundry complete the second level. Built with care and craftsmanship, every Impact Home is backed by the Alberta New Home Warranty Program, giving you lasting peace of mind. \*Home is under construction. Photos are of a similar home and may include virtual staging; finishings may vary\*

Built in 2025

### Essential Information

MLS® #	E4460487
Price	\$479,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,633
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17631 70 Street
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 2nd, 2025

Days on Market      18

Zoning                Zone 28

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Listing information last updated on October 20th, 2025 at 12:47am MDT