

## \$370,000 - 37 903 Crystallina Nera Way, Edmonton

MLS® #E4447182

**\$370,000**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to this stylish 3-storey END UNIT townhouse in desirable Crystallina Nera West. This 1,604 sq ft corner unit offers a bright open-concept layout with 9' ceilings, vinyl plank flooring, and a spacious living area complete with an electric fireplace. The modern kitchen features stainless steel appliances, a central island, and generous cabinet space—perfect for cooking and entertaining. Upstairs you'll find three well-sized bedrooms including a primary with walk-in closet and ensuite. The lower level bonus room provides excellent flex space for a home office or gym. Enjoy the convenience of an attached double garage and a private front entrance. Located steps from scenic walking trails, parks, schools, and shopping, this is low-maintenance living in a fantastic community.

Built in 2017

### Essential Information

MLS® #	E4447182
Price	\$370,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	37 903 Crystallina Nera Way
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	July 11th, 2025
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Days on Market	17
Zoning	Zone 28
Condo Fee	\$240

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