

# \$524,900 - 7344 182 Avenue, Edmonton

MLS® #E4412276

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,567 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Step into the Ashby, where affordability meets functionality. At the centre of the home is an L-shaped level 1 kitchen with optimal storage space and an island where you can watch your favourite tv shows while eating breakfast. Flowing into the dining nook and perfectly into the great room, the open concept main floor is the ideal space to gather and entertain. The second floor offers a central bonus room that strategically separates the primary suite from the 2 additional bedrooms, complete with a full bathroom and convenient upper floor laundry. The basement is roughed in for a 1 bedroom suite, complete with an exterior side entrance.



Built in 2024

## Essential Information

MLS® #	E4412276
Price	\$524,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family

Style	2 Storey
Status	Active

### Community Information

Address	7344 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J1

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, See Remarks, Green Building
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 31st, 2024
Days on Market	182
Zoning	Zone 28

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