

## \$574,900 - 7352 182 Avenue, Edmonton

MLS® #E4429583

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

LOCATION!! In sought after CRYSTALLINA welcome to this CUSTOM MODERN The Riverview with just under 2000 sf, built by 35 yr builder Excel Homes. BACKING ONTO GREEN AREA/henday this 2 storey home is offering the upgraded LVP flooring, quartz countertop throughout, MAIN FLOOR BEDROOM, MAIN FLOOR FULL BATH, living room, 9ft ceilings, kitchen with energy star SS appl., and WALKTHRU PANTRY. LOADED WITH WINDOWS, Carpeted upstairs, bonus room, full bath, 4 BEDROOMS total incl. Primary with 5 pc ensuite walk-in closet, laundry with washer & dryer. SEPARATE ENTRANCE 9FT BASEMENT W/ROUGH INS LEGAL SUITE. 9FT BASEMENT CEILING and home is GREEN BUILT with upgraded insulation, solar panel rough-in, low E windows, low VOC paint, tankless water system, ecobee thermostat and much more!! DBL garage, and Close to all amenities. DON'T DELAY!

Built in 2025

### Essential Information

MLS® #	E4429583
Price	\$574,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,919
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

**Community Information**

Address	7352 182 Avenue
Area	Edmonton
Subdivision	Crystallina Nera East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0L5

**Amenities**

Amenities	Ceiling 9 ft., Detecto Insulation-Upgraded, Smart/H System, 9 ft. Basement Ceilin
Parking	Double Garage Attached

**Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, C Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Lan Transportation, Schools, Shopping, Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025  
Days on Market                54  
Zoning                              Zone 28

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