

\$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 20

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 9:02am MDT