

## **\$355,000 - 88 17832 78 Street, Edmonton**

MLS® #E4445536

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,658 sqft

Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome to Madison, built by StreetSide Developments in the desirable Altius Crystallina community! This like new, 3 bedroom + den, 2.5 bath, pristine townhouse offers over 1650 sq.ft. of stylish living. The modern kitchen features ceiling-height grey cabinetry, stainless steel appliances, a large island, modern backsplash, and large pantry. The open concept living and dining areas flow naturally for easy entertaining. From the living room, step onto a unique wraparound balcony overlooking a tranquil courtyard. The main floor den is perfect for a home office. Upstairs are 3 bedrooms and 2 full baths, including a bright, spacious primary suite. All hardware is brushed silver; flooring is a calming grey. The large double attached garage fits 2 full-sized vehicles, plus there is an extra storage space. Comfort is year-round with central A/C and a high-efficiency furnace. Located in a quiet, pet-friendly complex, this smoke and pet-free unit offers great value, a prime location, and move-in-ready condition!

Built in 2019

### **Essential Information**

MLS® # E4445536

Price \$355,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	88 17832 78 Street
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0P7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	Zone 28
Condo Fee	\$233

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