

# \$449,900 - 18113 74 Street, Edmonton

MLS® #E4459495

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,317 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to this stunning brand new home featuring a double attached garage! As you enter, youâ€™re greeted by a front closet and a convenient half bath, leading into a stylish open-concept main floor. The kitchen connects effortlessly to the dining and living areasâ€”ideal for both entertaining and everyday comfort. Upstairs, youâ€™ll find 3 generously sized bedrooms, a full laundry room, and 2 bathrooms, including a 4-piece ensuite and walk-in closet in the primary suite. High-end 1-1/4" quartz countertops elevate the kitchen and bathrooms, while luxury vinyl plank flooring adds durability and style on the main floor. Complete with front and back landscaping, this home is truly move-in ready. Built to Built Green standards, it offers energy efficiency and environmentally conscious design for modern living.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459495  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,317     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18113 74 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0X7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                             |
| Exterior Features | Flat Site, Landscaped, Not Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stone, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Elizabeth Finch School     |
| Middle     | Steele Heights School      |
| High       | Cardinal Collins High Scho |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 28              |

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Listing information last updated on November 3rd, 2025 at 7:47pm MST