

## \$352,000 - 34 903 Crystallina Nera Way, Edmonton

MLS® #E4446259

**\$352,000**

3 Bedroom, 2.50 Bathroom, 1,498 sqft  
Condo / Townhouse on 0.00 Acres

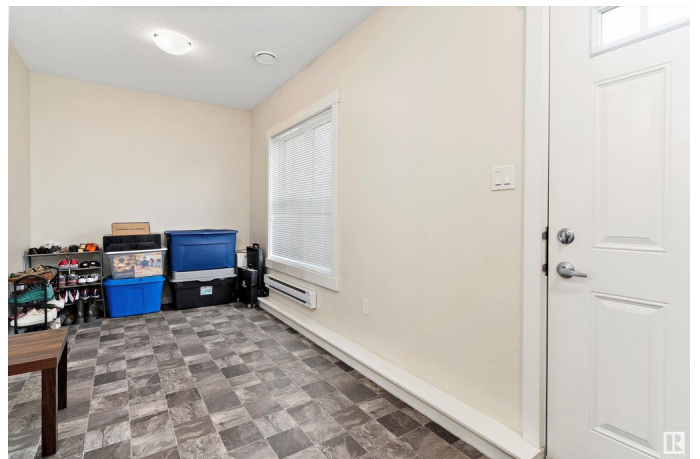
Crystallina Nera West, Edmonton, AB

Welcome to this immaculate townhome in Crystallina Nera, featuring a double attached garage and a range of thoughtful upgrades. The open-concept main floor offers 9-foot ceilings and a bright, airy layout that seamlessly connects the kitchen, dining, and living spaces. The kitchen is both stylish and functional, with quartz countertops, tile backsplash, modern cabinetry, and stainless steel appliances. A south-facing balcony off the living room is perfect for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms and 2.5 bathrooms, including a primary suite with custom closet organizers and an upgraded linen closet. The versatile lower-level flex space is ideal for a home office, gym, or extra storage. Located close to shopping, public transit, and with quick access to the Anthony Henday, this move-in ready home offers the perfect blend of style, space, and convenience.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446259  |
| Price      | \$352,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,498             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 34 903 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0N6                     |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 28        |
| Condo Fee      | \$232          |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT