

# \$524,900 - 7344 182 Avenue, Edmonton

MLS® #E4412276

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,567 sqft  
Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Step into the Ashby, where affordability meets functionality. At the centre of the home is an L-shaped level 1 kitchen with optimal storage space and an island where you can watch your favourite tv shows while eating breakfast. Flowing into the dining nook and perfectly into the great room, the open concept main floor is the ideal space to gather and entertain. The second floor offers a central bonus room that strategically separates the primary suite from the 2 additional bedrooms, complete with a full bathroom and convenient upper floor laundry. The basement is roughed in for a 1 bedroom suite, complete with an exterior side entrance.



Built in 2024

## Essential Information

MLS® #	E4412276
Price	\$524,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,567
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family

Style 2 Storey  
Status Active

### Community Information

Address 7344 182 Avenue  
Area Edmonton  
Subdivision Crystallina Nera East  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Z 0J1

### Amenities

Amenities Off Street Parking, No Animal Home, No Smoking Home, See Remarks, Green Building  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Flat Site, Playground Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed October 31st, 2024  
Days on Market 162  
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 April 11th, 2025 at 7:47am MDT