

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

## \$493,497 - 7351 181 Avenue, Edmonton

MLS® #E4464530

**\$493,497**

3 Bedroom, 2.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the "Brooklyn" built by the award-winning builder Pacesetter homes and is located in the heart of Crystalina Nera. The Brooklyn model is 1,648 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has a large island which is next to a sizeable nook and great room with stunning 3 panel windows. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also ha a side separate entrance and two large windows perfect for a future income suite. \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built but colors may vary, home should be completed by end of March 2026 \*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464530  |
| Price      | \$493,497 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,668                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7351 181 Avenue       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T4               |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### 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, Stone, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                               |

### Additional Information

Date Listed November 3rd, 2025

Days on Market 1

Zoning Zone 28

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Listing information last updated on November 4th, 2025 at 6:02am MST