

## \$559,648 - 17920 70 Street, Edmonton

MLS® #E4445075

**\$559,648**

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of North Edmonton in the community of Crystallina Nera east with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor , the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room and the main floor flex room. Upstairs is the primary retreat comes with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. \*\*\*Home is under construction and the photos are from the same home recently built and may vary to be complete by December of this year \*\*\*

Built in 2025

### Essential Information

MLS® # E4445075

Price \$559,648

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17920 70 Street       |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0V6               |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | 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                June 29th, 2025  
Days on Market        123  
Zoning                    Zone 28

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