

## \$363,500 - 94 903 Crystallina Nera Way, Edmonton

MLS® #E4444235

**\$363,500**

3 Bedroom, 2.50 Bathroom, 1,541 sqft

Condo / Townhouse on 0.00 Acres

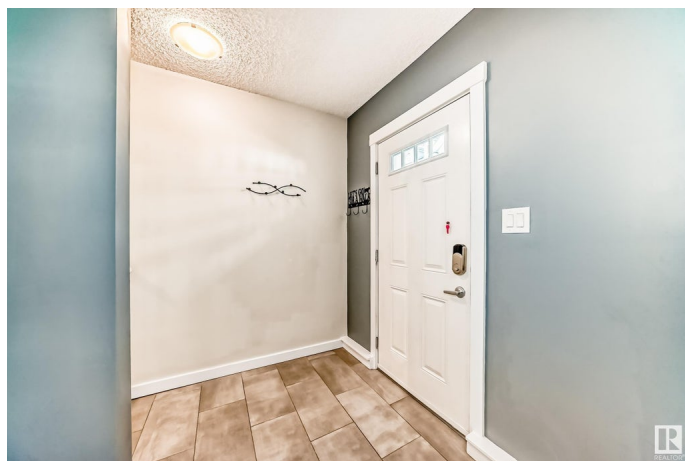
Crystallina Nera West, Edmonton, AB

Gorgeous 3-story double car garage townhome with A/C! Situated off the centre courtyard this 3-bed, 2 and a half bath open concept unit is perfect for young families or first time home buyers. The first floor holds your double car garage with 11 foot ceilings for extra storage, utility room, flex space/ den, and foyer. Second level is sure to impress with 9-foot ceilings, greater than 10-foot long peninsula overlooking your dining and living spaces. This floor also host your half bath and access to you full width balcony with Natural gas hook up. Upstairs is completed with the primary bedroom and ensuite, 2 additional bedrooms, 1 secondary bath, and your conveniently located laundry. This original owner unit has had numerous upgrades including but not limited to: Air conditioning, 220 volt garage heater, gas fireplace, blinds, new flooring, coffee bar, and accent walls.

Built in 2016

### Essential Information

MLS® #	E4444235
Price	\$363,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,541
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	94 903 Crystallina Nera Way
Area	Edmonton
Subdivision	Crystallina Nera West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0N6

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Level Land, Paved Lane, Playground Nearby, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	26
Zoning	Zone 28
Condo Fee	\$231

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 July 21st, 2025 at 10:02am MDT