

## \$358,000 - 94 903 Crystallina Nera Way, Edmonton

MLS® #E4444235

**\$358,000**

3 Bedroom, 2.50 Bathroom, 1,541 sqft

Condo / Townhouse on 0.00 Acres

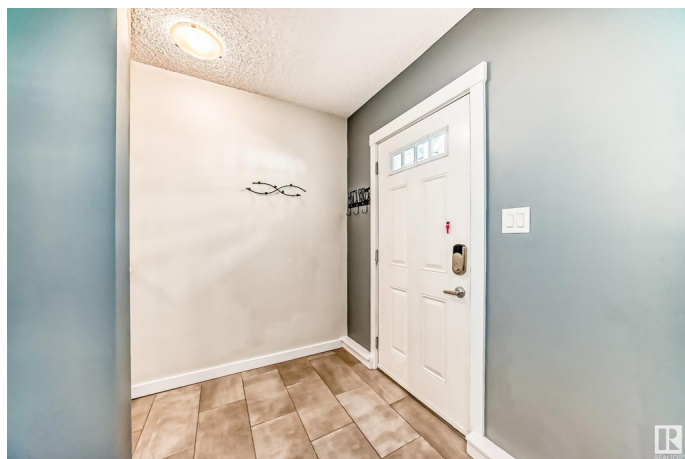
Crystallina Nera West, Edmonton, AB

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      | \$358,000 |
| 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 | 65              |
| 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 August 29th, 2025 at 2:47am MDT