

## \$395,000 - 38 979 Crystallina Nera Way, Edmonton

MLS® #E4456231

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,702 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Beautiful 3-Storey Townhome with 3 BEDROOMS, 2.5 BATHROOMS, DEN, and DOUBLE ATTACHED GARAGE in Crystallina Nera! Welcome to this well-designed townhome offers a modern layout perfect for families or professionals. The main floor opens up to a versatile den ideal for a home office or flex space and the double attached garage. On the second floor, you'll find a stylish kitchen with modern grey cabinetry, quartz countertops, and stainless steel appliances. The open-concept design flows seamlessly into the dining area and living room, which opens to a front balcony—perfect for enjoying your morning coffee or evening sunset. A convenient half bath completes this level. The upper floor features a primary bedroom with a 3-piece ensuite, two additional bedrooms, a full 3-piece bathroom, and upper-level laundry. Located close to parks, schools, and amenities, this home offers great value and is ready for quick possession. Don't miss this opportunity!

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456231  |
| Price    | \$395,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,702             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 38 979 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0S3                     |

### Amenities

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

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | None, No Basement                                                                                                          |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                55  
Zoning                              Zone 28  
Condo Fee                        \$210

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