

## **\$347,900 - 36 903 Crystallina Nera Way, Edmonton**

MLS® #E4460902

**\$347,900**

3 Bedroom, 2.50 Bathroom, 1,513 sqft  
Condo / Townhouse on 0.00 Acres

Crystallina Nera West, Edmonton, AB

Welcome home to this lovely townhouse unit with 3 bedrooms/2.5 bathroom townhome overlooking the courtyard within the Topaz complex in Crystallina Nera West. This modern home features newer laminate flooring, 9 ft Ceilings, and a gourmet white kitchen with Granite countertops, Pantry and Big island. The open floor plan is filled with a tons of natural light from the extra windows only an end unit can offer. There is a convenient half bathroom located on main floor as well. Upstairs, you'll find a spacious primary bedroom complete with a Full ensuite, including rain shower head, and His & Hers closets. Another full bathroom by other 2 bedrooms. The main level flex space is perfect for a home office, gym, or cozy den. Double attached garage, central A/C, upstairs laundry, central vacuum, Steps to the lake, walking trails, parks and conveniently located just off the Anthony Henday Freeway/Ring-road.

Built in 2017

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4460902  |
| Price      | \$347,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,513             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 36 903 Crystallina Nera Way |
| Area        | Edmonton                    |
| Subdivision | Crystallina Nera West       |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Z 0N6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 3                                                           |
| Has Basement      | Yes                                                         |
| Basement          | None, No Basement                                           |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Back Lane, Flat Site, Golf Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

Date Listed           October 4th, 2025  
Days on Market       7  
Zoning                Zone 28  
Condo Fee            \$231



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