

# **\$1,500,000 - 7133/35/37 178 Avenue, Edmonton**

MLS® #E4457288

**\$1,500,000**

4 Bedroom, 4.00 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Crystallina Nera East, Edmonton, AB

Rare investment opportunity!!! THREE SEPERATE TITLED townhomes with LEGAL BASEMENT SUITES and DOUBLE DETACHED GARAGES. Together totaling 6 UNITS with 12 bedrooms and 12 bathrooms. Each unit includes a spacious main and upper floor layout with three bedrooms and 2.5 bathrooms and a SEPERATE ENTRY basement suite with one bedroom and a full bathroom. Designed with modern finishes like stainless steel appliances and vinyl plank flooring, the property also includes spacious yards and ample parking. Located directly across from a future school site and within walking distance to parks, shopping, and quick access to major highways this property is perfectly positioned for investors delivering flexibility, functionality, and fantastic value.

Built in 2021

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | E4457288    |
| Price          | \$1,500,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,458       |
| Acres          | 0.00        |
| Year Built     | 2021        |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7133/35/37 178 Avenue |
| Area        | Edmonton              |
| Subdivision | Crystallina Nera East |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Z 0T8               |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Detached |
| Is Waterfront | Yes                    |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 3                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 28              |

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Listing information last updated on September 17th, 2025 at 10:47am MDT