

# \$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 3:17am MDT