

# \$449,998 - 9 19904 31 Avenue, Edmonton

MLS® #E4420603

**\$449,998**

3 Bedroom, 2.50 Bathroom, 1,376 sqft  
Condo / Townhouse on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to StreetSide Developments newest product line the Village at Uplands located in the hear of the Uplands at Riverview. These detached single family homes give you the opportunity to purchase a brand new single family home for the price of a duplex. These homes are nested in a private community that gives you a village like feeling. There are only a hand full of units in this Village like community which makes it family orientated. From the superior floor plans to the superior designs owning a unique family built home has never felt this good. Located close to all amenities and easy access to major roads like the Henday and the whitemud drive. A Village fee of 65 per month takes care of your road snow removal so you donâ€™t have too. All you have to do is move in and enjoy your new home. \*\*\* Home is under construction and will be complete by end of March , photos used are from the same home recently built colors may vary \*\*\*

Built in 2024

## Essential Information

MLS® #	E4420603
Price	\$449,998
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

### **Community Information**

Address	9 19904 31 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N7

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 6th, 2025

Days on Market 58

Zoning Zone 57

Condo Fee \$65

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 April 5th, 2025 at 7:02pm MDT