

# \$469,900 - 19706 29 Avenue, Edmonton

MLS® #E4440645

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,591 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

## IMMEDIATE POSSESSION IN MODERN COMMUNITY OF UPLANDS AT RIVERVIEW!

This 1590 sqft home features 3 bedroom 2.5 bathroom, fully landscaped with deck and fence & is even BETTER THAN NEW! It includes all new appliances & custom zebra roller shades, quartz countertops throughout, freshly painted walls, 9ft ceiling height on main floor & basement, deck and attached oversized single garage. This fantastic home features an open concept kitchen, living room & dining with large patio doors leading to a deck for your summer bbqs. Upstairs you have a spacious master bedroom with full ensuite & walk-in closet, two other bedrooms, a spacious laundry room, a full bath & a desk nook to complete the upper floor. The SEPARATE SIDE ENTRANCE leads to the unfinished basement that features an open layout & upgraded 9ft ceiling height for possibility of FUTURE LEGAL SUITE. Located close to bus routes & all amenities, only 12 minutes away from WEST EDMONTON MALL & minutes away from Anthony Henday. ACT FAST! THIS ONE WON'T LAST!

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4440645  |
| Price  | \$469,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,591         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19706 29 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1M2         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Front Drive Access, Over Sized, Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

Exterior Features    Airport Nearby, Fenced, Fl  
Public Transportation, Ravir  
Remarks  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Vinyl  
Foundation          Concrete Perimeter

Additional Information

Date Listed           June 5th, 2025  
Days on Market      13  
Zoning                 Zone 57



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