

# **\$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
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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      10  
Zoning                 Zone 57



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