

## \$488,888 - 3 19904 31 Avenue, Edmonton

MLS® #E4447699

**\$488,888**

3 Bedroom, 2.50 Bathroom, 1,431 sqft

Condo / Townhouse on 0.00 Acres

The Uplands, Edmonton, AB

Located in Uplands Village, this detached single family home sits on the largest lot in the 71-home community and offers condo-style amenities in a low-maintenance setting. A bright and open main floor features durable vinyl plank flooring, a white kitchen with quartz countertops, stainless steel appliances, and a spacious island that anchors the living and dining areas. A patio door opens to a generous deck and one of the largest fully fenced, landscaped backyards in the neighbourhood. Upstairs, the primary bedroom includes a walk-in closet and an ensuite with dual sinks. Two additional bedrooms, a second full bathroom, and a full-size laundry area complete the upper level. The unfinished basement offers space for future development. Designed for connected living, this home is just minutes from the Anthony Henday, schools, shopping and parks, with future access to shared gardens, sports courts, bike storage and walking paths. A rare opportunity in a unique, community-focused setting.

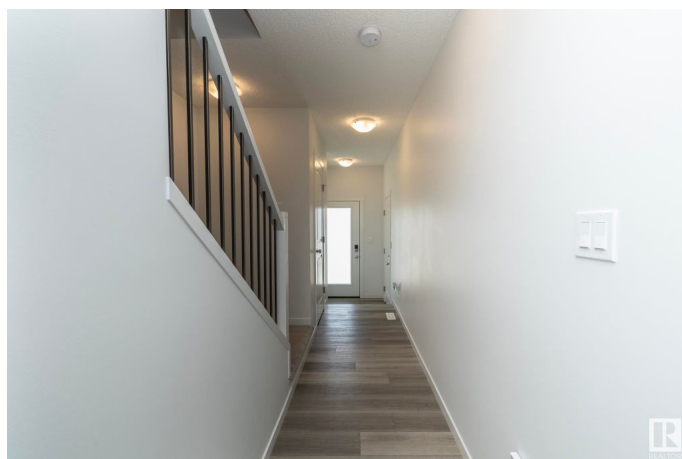
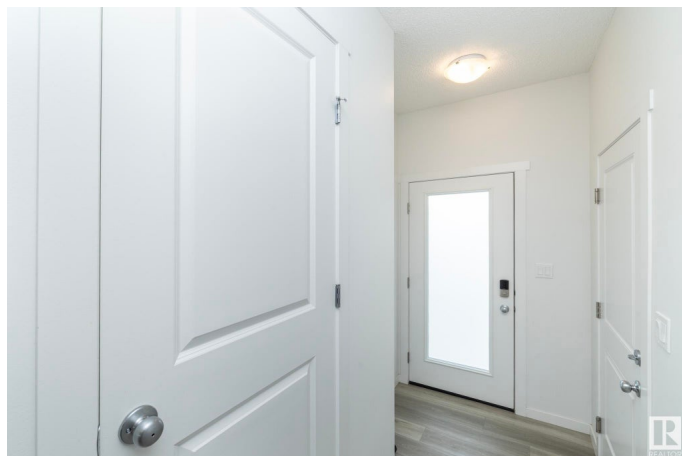
Built in 2024

### Essential Information

MLS® # E4447699

Price \$488,888

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,431                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 19904 31 Avenue |
| Area        | Edmonton          |
| Subdivision | The Uplands       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 3B9           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck              |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Landscaped         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 57         |
| Condo Fee      | \$45            |

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 August 5th, 2025 at 9:32pm MDT