

# **\$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      13  
Zoning                 Zone 57



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