# \$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          |
| Туре           | 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<br>Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

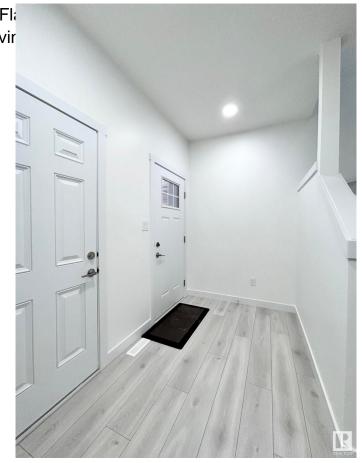
# Exterior

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

| Exterior Features | Airport Nearby, Fenced, F  |
|-------------------|----------------------------|
|                   | Public Transportation, Rav |
|                   | Remarks                    |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Brick, Vinyl         |
| Foundation        | Concrete Perimeter         |
|                   |                            |

#### **Additional Information**

| Date Listed    | June 5th, 2025 |
|----------------|----------------|
| Days on Market | 11             |
| Zoning         | Zone 57        |



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Listing information last updated on June 16th, 2025 at 12:47pm MDT