

# \$449,998 - 9 19904 31 Avenue, Edmonton

MLS® #E4420603

**\$449,998**

3 Bedroom, 2.50 Bathroom, 1,376 sqft  
Condo / Townhouse on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to StreetSide Developments newest product line the Village at Uplands located in the hear of the Uplands at Riverview. These detached single family homes give you the opportunity to purchase a brand new single family home for the price of a duplex. These homes are nested in a private community that gives you a village like feeling. There are only a hand full of units in this Village like community which makes it family orientated. From the superior floor plans to the superior designs owning a unique family built home has never felt this good. Located close to all amenities and easy access to major roads like the Henday and the whitemud drive. A Village fee of 65 per month takes care of your road snow removal so you donâ€™t have too. All you have to do is move in and enjoy your new home. \*\*\* Home is under construction and will be complete by end of March , photos used are from the same home recently built colors may vary \*\*\*

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420603  |
| Price     | \$449,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,376                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 19904 31 Avenue |
| Area        | Edmonton          |
| Subdivision | The Uplands       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6M 1N7           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 86                 |
| Zoning         | Zone 57            |
| Condo Fee      | \$65               |

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Listing information last updated on May 3rd, 2025 at 12:32am MDT