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

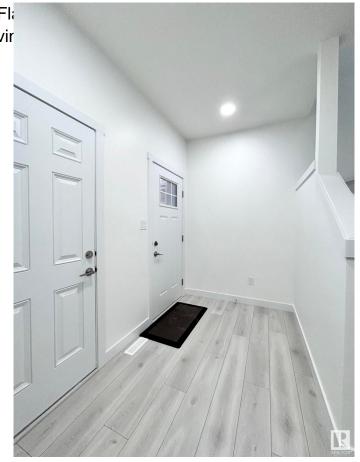
## Exterior

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	7
Zoning	Zone 57



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 June 13th, 2025 at 3:47am MDT