

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$529,998 - 53 19904 31 Avenue, Edmonton

MLS® #E4416417

**\$529,998**

4 Bedroom, 2.50 Bathroom, 1,673 sqft

Condo / Townhouse on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to StreetSide Developments newest product line, Urban Village at the Uplands in Riverview. These detached single family homes gives you the opportunity to purchase a brand new single family home for the price of a duplex. With only a handful of units, these homes are nestled in a private community that gives a family oriented village like feeling. From the superior floor plans to the superior designs, owning a unique family built home has never felt this good! It is located close to all amenities and easy access to major roads like Henday and 199st. A Village fee of 58 per month takes care of your roads snow removal, so you donâ€™t have too! All you have to do is move in and enjoy your new home. This home comes with full landscaping front and back , fencing and a deck! \*\*\* Under construction and the photos used are from the show home same layout but colors and finishings may vary, will be complete by next week\*\*\*

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4416417  |
| Price     | \$529,998 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,673                |
| Acres          | 0.00                 |
| Year Built     | 2024                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 53 19904 31 Avenue |
| Area        | Edmonton           |
| Subdivision | The Uplands        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 1N7            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double 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    | December 19th, 2024 |
| Days on Market | 121                 |
| Zoning         | Zone 57             |
| Condo Fee      | \$58                |



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Listing information last updated on April 19th, 2025 at 11:47am MDT