

## \$449,998 - 62 19904 31 Avenue, Edmonton

MLS® #E4447364

**\$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 heart 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 don't have too. All you have to do is move in and enjoy your new home. \*\*\* Home is under construction and the photos used are from the same style home , This home will be complete by the end of this week and the actual photos will be uploaded shortly \*\*\*

Built in 2025

### Essential Information

MLS® # E4447364

Price \$449,998

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	2 Storey
Status	Active

### Community Information

Address	62 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                      July 11th, 2025  
Days on Market                5  
Zoning                              Zone 57  
Condo Fee                        \$65

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