

## \$599,998 - 19 19904 31 Avenue, Edmonton

MLS® #E4444351

**\$599,998**

4 Bedroom, 2.50 Bathroom, 1,673 sqft  
Condo / Townhouse on 0.00 Acres

The Uplands, Edmonton, AB

\*\*\* WALK OUT BASEMENT BACKING THE RAVINE \*\*\* 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 don'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! \*\*\* Home is under construction and will be complete by February 2026, photos used are from the same style home but colors and finishings may vary \*\*\*

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444351  |
| Price    | \$599,998 |
| Bedrooms | 4         |



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,673                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Condo / Townhouse    |
| Sub-Type       | Detached Condominium |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 19904 31 Avenue |
| Area        | Edmonton           |
| Subdivision | The Uplands        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 1N7            |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Walkout Basement, 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                      June 24th, 2025  
Days on Market                96  
Zoning                              Zone 57  
Condo Fee                        \$58

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Listing information last updated on September 28th, 2025 at 1:32am MDT