

## \$175,000 - 5125 Riverbend Road, Edmonton

MLS® #E4440119

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Investors and first time home buyers! This second floor, 3 bedroom and 2 full bath condo features over 1,100 square feet and 2 parking stalls (one covered). Amazing location in Riverbend with plenty of amenities in your complex: indoor pool, hot tub, sauna rooms, social room and elevator. The unit has a very functional layout, one side of the unit has two bedrooms, 4-piece bath and storage closet. The other side of the unit has your private primary suite (with room for an office space) and 3-piece ensuite. Galley kitchen (with closet pantry space) leads into your L-shape dining room and living room. North patio exposure with mature trees outside for privacy. Laundry at the end of each hallway. Quick access to Whitemud Drive, Fox Drive, Downtown and UofA. Walking proximity to schools, shopping, amenities, and the river valley. Long term tenant would love to stay. Sorry, no pets allowed in this complex.

Built in 1978

### Essential Information

MLS® #	E4440119
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,114
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### Amenities

Amenities	Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms
Parking	2 Outdoor Stalls, See Remarks
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$699

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