

## \$197,000 - 315 5125 Riverbend Road, Edmonton

MLS® #E4416116

**\$197,000**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Prime RIVERBEND location. Third floor suite offers 2 bedrooms and 2 full baths. 1089 sq ft. Gallery kitchen leads to dining area, GIGANTIC living room and a HUGE patio, perfect for BBQs for friends and family. Spacious primary bedroom boasts a 3pc ensuite and lots of closet space. Ample sized second bedroom, 4pc main bathroom and plenty of storage. Covered/energized stall included. Laundry on each floor. Amenities include SWIMMING POOL/HOT TUB/SAUNAS, guest suites and social room. Excellent location across from Riverbend Junior High School and Brander Gardens School. Whitemud drive is easily accessible off 53rd ave. Close to U of A. Nearby parks/playgrounds, river valley, trails & all amenities. Numerous upgrades, condo fees include heat and water. Come see this condo for yourself!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416116  |
| Price          | \$197,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,089     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 315 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam |
| Parking   | Single Carport  |
| Has Pool  | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 15th, 2024 |
| Days on Market | 126                 |
| Zoning         | Zone 14             |
| Condo Fee      | \$563               |

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Listing information last updated on April 20th, 2025 at 12:47pm MDT