

## **\$149,000 - 205 5125 Riverbend Road, Edmonton**

MLS® #E4429972

**\$149,000**

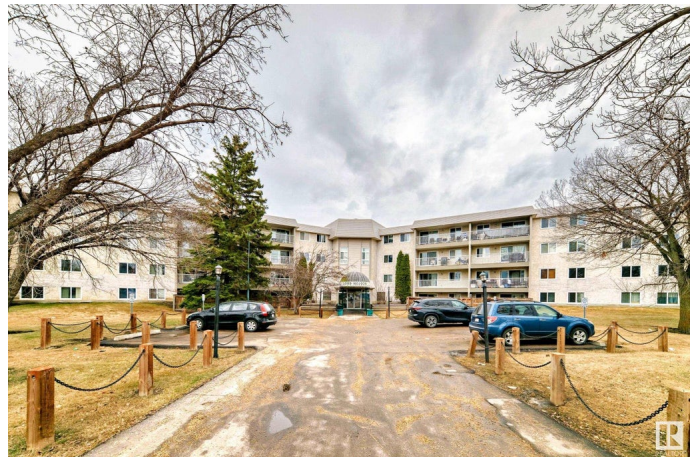
2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Rare find! Welcome to this STUNNING END UNIT, 1055 SQFT, TWO BEDROOMS, TWO BATHROOMS WITH IN DOOR SWIMMING POOL CONDO SITUATED IN THE DESIRABLE, PRIME RIVERBEND LOCATION, IN THE COMMUNITY OF BRANDER GARDENS! Features open concept large & bright living room with laminate floorings, patio doors to Huge balcony, perfect for summer BBQs. Sizable dining area adjacent to spacious kitchen with plenty of kitchen cabinets, nice backsplash tiles & ample sized kitchen counter. King-sized Master bedroom comes with a 3pc en-suite & lots of closet space. Good-sized second bedroom & a 4 piece bathroom. In-suite storage area. One assigned covered/energized parking stall. Well manage complex amenities include laundry rm on each floor/IN DOOR SWIMMING POOL/SAUNAS & SOCIAL ROOM. Great location across from Riverbend Junior High School & Brande Gardens School. Easy access to Whitemud Dr/53 Ave/schools/Parks/Playgrounds/Southgate shopping C/river valley/trails & all amenities. Direct bus to WEM & U of A. Just move-in & enjoy!

Built in 1978

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4429972               |
| Price          | \$149,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | Single Carport                                                      |
| Has Pool  | Yes                                                                 |

### Interior

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

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 14          |
| Condo Fee      | \$659            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 8:32am MDT