

# **\$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	125
Zoning	Zone 14
Condo Fee	\$563

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