

## **\$158,000 - 222 5125 Riverbend Road, Edmonton**

MLS® #E4426376

**\$158,000**

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

**FABULOUS UNIT AT A FABULOUS PRICE!**

Condo Fee includes Heat & Water! This prestigious Riverbend well managed property offers 2 large bedrooms & 2 full baths making a perfect place be your Home & Investment w/Life Style. Location only minutes from U of A & close to transit & amenities. Inside the unit you find a huge living room & spacious dinning room overlooking a large balcony. The enormous master features a bright dressing area & vanity as well as private bathroom w/ shower stall. The 2nd bedroom has a large closet & quite spacious. The European style kitchen features ample countertop space & all the appliances stay! The living room, & bedrooms have newer carpet & many windows allow plenty of natural light. Also, includes a covered carport for parking. Great amenities include: Elevator, Guest Room, Swimming pool, hot tub, social room with pool table - the list goes on. Recent upgrades in the unit includes New Kitchen Countertop, new Hood Fan, new Kitchen Sink & Faucet. Act fast and don't miss out !

Built in 1978

### **Essential Information**

MLS® # E4426376

Price \$158,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,066                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 222 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 2K5                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Security Door |
| Parking Spaces | 1   |
| Parking        | Single Carport  |
| Has Pool       | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, 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, Schools |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens School |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 14          |
| Condo Fee      | \$659            |

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Listing information last updated on April 21st, 2025 at 6:32am MDT