

## \$199,800 - 106 5125 Riverbend Road, Edmonton

MLS® #E4430315

**\$199,800**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

**RARE 3 BEDROOM 2 FULL BATHROOM MAIN FLOOR UNIT WITH 2 PARKING STALLS!** This is by far the lowest priced 3 bedroom 2 full bathroom property available in the sought after Riverbend area! The building also features an incredible indoor pool & hot tub area (which has undergone recent improvements), sauna, & social/billiards room. This convenient main floor unit offers a large living room area & dining room that open to the relaxing patio facing greenspace. The primary bedroom features a 3 piece ensuite and double closets while bedrooms 2 & 3 are on the other side of the unit next to the 4-piece hallway bathroom. Outside there are two parking stalls, one of which is covered! Located in the beautiful Brander Gardens neighbourhood, steps from the River Valley, great schools, & plenty of nearby amenities. Condo fee includes heat and water! Come check it out!

Built in 1978

### Essential Information

MLS® #	E4430315
Price	\$199,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,100
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### Amenities

Amenities	On Street Parking, Hot Tub, No Animal Home, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Social Rooms
Parking Spaces	2
Parking	2 Outdoor Stalls
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, 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, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	Zone 14
Condo Fee	\$687

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