

## \$175,000 - 213 5125 Riverbend Road, Edmonton

MLS® #E4451179

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Investors and first time home buyers! This second floor, 3 bedroom and 2 full bath condo features over 1,100 square feet and 2 parking stalls (one covered). Amazing location in Riverbend with plenty of amenities in your complex: indoor pool, hot tub, sauna rooms, social room and elevator. The unit has a very functional layout, one side of the unit has two bedrooms, 4-piece bath and storage closet. The other side of the unit has your private primary suite (with room for an office space) and 3-piece ensuite. Galley kitchen (with closet pantry space) leads into your L-shape dining room and living room. North patio exposure with mature trees outside for privacy. Laundry at the end of each hallway. Quick access to Whitemud Drive, Fox Drive, Downtown and UofA. Walking proximity to schools, shopping, amenities, and the river valley. Long term tenant would love to stay. Sorry, no pets allowed in this complex.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451179  |
| Price      | \$175,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,114                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 213 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | 2 Outdoor Stalls, See Remarks                                              |
| Has Pool  | Yes                                                                        |

### Interior

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

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 14          |
| Condo Fee      | \$699            |

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Listing information last updated on August 17th, 2025 at 11:47pm MDT