

\$314,900 - 19 4403 Riverbend Road, Edmonton

MLS® #E4438480

\$314,900

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this modern townhouse-style condo in the desirable community of Ramsay Heights. This home features a modern open layout, with updated lighting and contemporary finishes throughout. The sunken living room offers a bright and inviting space with tall windows, a built-in fireplace, and an accent wall feature. The kitchen is equipped with stainless steel appliances, a tile backsplash, open shelving, and ample storage. The dining area leads directly to a fully fenced back patio, surrounded by trees for added privacy. Upstairs, there are three generously sized bedrooms and a 5-piece bathroom with dual sinks. The basement includes a large family room, laundry area, and additional storage space. This unit offers double tandem parking and is located in a quiet area of the complex, with easy access to parks, walking trails, schools, and shopping amenities. Please note that some of the photos are Virtually Staged. This is a move-in-ready opportunity in a well-maintained complex.

Built in 1981

Essential Information

MLS® # E4438480

Price \$314,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19 4403 Riverbend Road
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5S9

Amenities

Amenities	Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St.Boniface, Brookeside
Middle	ABJ MacNeil, Veron Barford
High	Strathcona, St Fan Xavier

Additional Information

Date Listed	May 24th, 2025
Days on Market	15
Zoning	Zone 14
Condo Fee	\$348

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 June 8th, 2025 at 5:47pm MDT