

## \$149,900 - 224 5125 Riverbend Road, Edmonton

MLS® #E4463055

**\$149,900**

2 Bedroom, 2.00 Bathroom, 949 sqft

Condo / Townhouse on 0.00 Acres

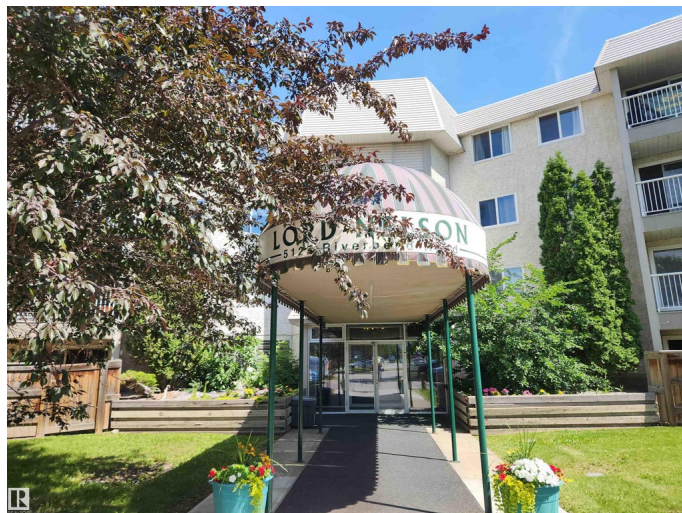
Brander Gardens, Edmonton, AB

Bright & airy 2 bedroom 948 sqft condo in highly sought after Riverbend! Perfectly situated in the heart of Brander Gardens, this spacious unit offers the ideal blend of comfort, convenience and lifestyle. The open living & dining area is filled with natural light & flows seamlessly into a functional kitchen featuring ample counter space & walk-in pantry. Designed with privacy in mind, the two bedrooms are located on opposite sides of the unit ideal for roommates or guests. The large primary bedroom includes a 3pc ensuite while the 2nd bedroom is located near the main 4pc bath. The complex offers impressive amenities including an indoor pool, hot tub, sauna & games/recreation room. The building is professionally managed & well-maintained with condo fees that include heat & water. Steps from the scenic river valley, parks, walking trails, schools, shopping, restaurants & public transit. Whether you're a first-time buyer or investor, this is an excellent opportunity.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463055  |
| Price     | \$149,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 949                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 224 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Hot Tub, Party Room, Pool-Indoor, Social Rooms |
| Parking   | Stall                                          |
| Has Pool  | Yes                                            |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                      |
| # of Stories      | 4                                                           |
| Stories           | 1                                                           |
| Has Basement      | Yes                                                         |
| Basement          | None, No Basement                                           |

### Exterior

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$590              |

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Listing information last updated on November 1st, 2025 at 4:32am MDT