

# \$119,000 - 308 5125 Riverbend Road, Edmonton

MLS® #E4424697

**\$119,000**

1 Bedroom, 1.00 Bathroom, 704 sqft  
Condo / Townhouse on 0.00 Acres

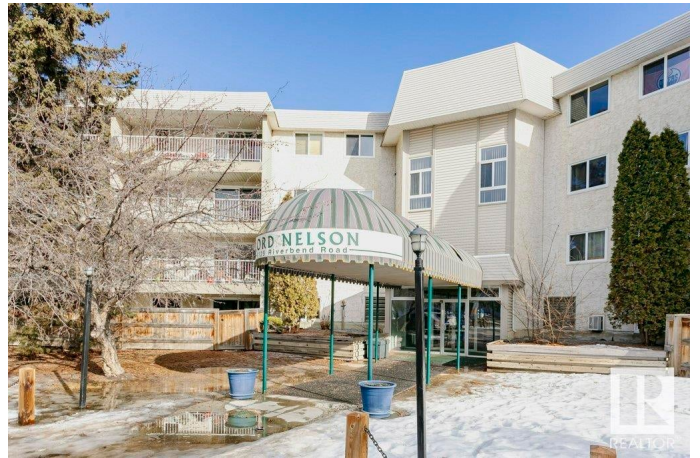
Brander Gardens, Edmonton, AB

An ideal chance to get into the highly sought-after Riverbend area! Unbeatable value for those looking to make their first move into the market and investors alike- This beautifully maintained condo will delight and surprise. BRIGHT AND SPACIOUS welcomes you, boasting generous LIVING SPACES, dedicated Dining Area and a KING SIZED Primary Bedroom. The kitchen features extended fresh countertops, lots of cabinets, dishwasher and a Pantry/Storage Room that's second to none. Wall to Wall windows to your oversized balcony expands the living space. The building offers convenient elevator access, laundry on every floor, covered, energized parking and a POOL. Need room for guests? No problem- An onsite guest suite is just down the hall! Amazing access - Arterial Routes on one side, nature on the other. Welcome home!

Built in 1978

## Essential Information

MLS® #	E4424697
Price	\$119,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	704



Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2K5

### **Amenities**

Amenities	Guest Suite, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Storage-In-Suite, See Remarks
Parking	Single Carport, Stall
Has Pool	Yes

### **Interior**

Appliances	Dishwasher-Built-In, 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	Low Maintenance Landscape, Public Transportation, River Valley View, Schools, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 14
Condo Fee	\$436

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Listing information last updated on March 14th, 2025 at 7:02am MDT