

## \$152,900 - 226 5125 Riverbend Road, Edmonton

MLS® #E4445913

**\$152,900**

2 Bedroom, 2.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Great 2 Bedroom 2 Bathroom condo in a Fantastic location! This apartment offers two master bedroom that added privacy and convenience. One with 4pc ensuite and the other with 3pc ensuite. The bright living room has west-facing with large windows that flood the living area with natural light. Sliding doors lead to a spacious balcony. kitchen is very functional with plenty of cabinets and a dishwasher. Dining area has room to entertain family and friends too! This building features a social room, an INDOOR POOL and hot tub! Situated just across from the prestigious Riverbend Junior High School, a quick 3-minute walk provides easy access to quality education for your children. With its prime location, you'll enjoy effortless access to Whitemud, and Southgate Shopping Centre. Direct bus to West Edmonton Mall or U of A. Nearby parks and recreational facilities add to the comfort and convenience of living here. Don't miss the opportunity to make this apartment your new home!

Built in 1978

### Essential Information

MLS® # E4445913

Price \$152,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 226 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Hot Tub, Pool-Indoor, See Remarks |
| Parking   | Single Carport                    |
| 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 | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                          |
| Construction      | Wood, Stucco                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                109  
Zoning                              Zone 14  
Condo Fee                        \$596

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