

## \$160,000 - 304 5125 Riverbend Road, Edmonton

MLS® #E4437187

**\$160,000**

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Gorgeous corner unit with new upgrades in desirable Lord Nelson. NEW PAINT, VYNIL PLANK FLOORING. Balcony with a view! 2 generous bedrooms + 2 baths. 1,129 sq. ft. Open Concept. Filled with loads of natural light. Covered parking. Walking distance to River Valley, Fort Edmonton Park, schools and shopping.

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437187               |
| Price          | \$160,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,129                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                         |
|---------|-------------------------|
| Address | 304 5125 Riverbend Road |
| Area    | Edmonton                |



|             |                 |
|-------------|-----------------|
| Subdivision | Brander Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5K5         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Stall                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                    |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                              |
| # of Stories      | 4                                                                   |
| Stories           | 1                                                                   |
| Has Basement      | Yes                                                                 |
| Basement          | None, No Basement                                                   |

### Exterior

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens School |
| Middle     | Riverbend Junior High  |
| High       | Tempo School           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 14        |
| Condo Fee      | \$676          |

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