

# **\$199,800 - 106 5125 Riverbend Road, Edmonton**

MLS® #E4430315

**\$199,800**

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

**RARE 3 BEDROOM 2 FULL BATHROOM  
MAIN FLOOR UNIT WITH 2 PARKING  
STALLS!** This is by far the lowest priced 3  
bedroom 2 full bathroom property available in  
the sought after Riverbend area! The building  
also features an incredible indoor pool & hot  
tub area (which has undergone recent  
improvements), sauna, & social/billiards room.  
This convenient main floor unit offers a large  
living room area & dining room that open to  
the relaxing patio facing greenspace. The  
primary bedroom features a 3 piece ensuite  
and double closets while bedrooms 2 & 3 are  
on the other side of the unit next to the 4-piece  
hallway bathroom. Outside there are two  
parking stalls, one of which is covered!  
Located in the beautiful Brander Gardens  
neighbourhood, steps from the River Valley,  
great schools, & plenty of nearby amenities.  
Condo fee includes heat and water! Come  
check it out!

Built in 1978

## **Essential Information**

MLS® #	E4430315
Price	\$199,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,100
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### Amenities

Amenities	On Street Parking, Hot Tub, No Animal Home, Parking-Extra, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Social Rooms
Parking Spaces	2
Parking	2 Outdoor Stalls
Has Pool	Yes

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 14
Condo Fee	\$687

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