# \$167,700 - 106 5125 Riverbend Road, Edmonton

MLS® #E4440663

### \$167,700

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! 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!



#### **Essential Information**

MLS® # E4440663 Price \$167,700

Bedrooms 3

Bathrooms 2.00

Full Baths 2

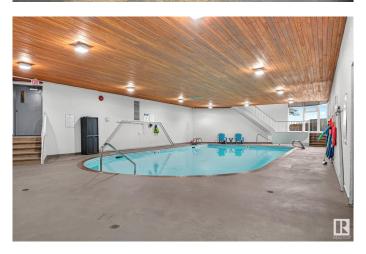
Square Footage 1,100

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 & Damp; Gravel
Construction Wood, Stucco, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 20

Zoning Zone 14

Condo Fee \$687

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 6:32am MDT