

Courtesy Of Eduard Deprato Of Sweetly

## \$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. Seller will PRE-PAY condo fees for the balance of 2025!

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	78
Zoning	Zone 14
Condo Fee	\$676

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