# \$133,000 - 313 5730 Riverbend Road, Edmonton

MLS® #E4440972

#### \$133,000

2 Bedroom, 1.00 Bathroom, 815 sqft Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Now this is Location, Location, Location! Welcome to Brander Gardens! This TOP FLOOR 2-BEDROOM condo is MOVE-IN **READY with QUICK POSSESSION** AVAILABLE. Just blocks from the RIVER VALLEY, SCENIC TRAILS, and FORT EDMONTON FOOTBRIDGE, it's a dream for outdoor lovers. Inside, enjoy a modern kitchen, spacious layout, beautiful vinyl flooring, and plenty of closet space. Relax on your PRIVATE DECK in a pet-friendly building that includes an assigned parking stall plus lots of visitor and street parking. Minutes to the UNIVERSITY OF ALBERTA with easy access around the cityâ€"perfect for students, professionals, or downsizers. Close to transit, and WALKABLE TO TOP-RATED SCHOOLS, SHOPPING, AND MORE! Act fast!

Built in 1973

#### **Essential Information**

MLS® # E4440972 Price \$133,000

Bedrooms 2

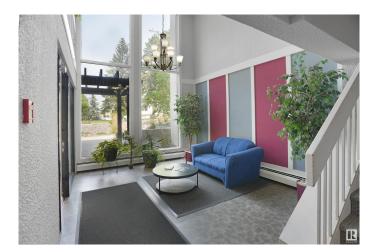
Bathrooms 1.00

Full Baths 1

Square Footage 815

Acres 0.00

Year Built 1973







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 313 5730 Riverbend Road

Area Edmonton

Subdivision Brander Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 4T4

#### **Amenities**

Amenities No Smoking Home, Patio, Security Door

Parking Stall

### Interior

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Private Setting, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 14

Condo Fee \$545

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