

# **\$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 | 16               |
| Zoning         | Zone 14          |
| Condo Fee      | \$687            |

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Listing information last updated on April 27th, 2025 at 12:02pm MDT