

# \$239,900 - 14839b Riverbend Road, Edmonton

MLS® #E4437848

**\$239,900**

2 Bedroom, 1.00 Bathroom, 917 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to Brander Gardens! This beautifully renovated and affordable townhome is just a 7-minute walk to Brander Gardens Trail and close to Fort Edmonton Park. Step inside to a well-maintained home with a bright main floor featuring new kitchen flooring, backsplash, hardware, sink, faucet, and appliances. The open layout connects seamlessly to the dining area and living room, enhanced by modern light fixtures. Upstairs offers 2 spacious beds & a stylishly renovated 4-pce bathroom w/ new flooring, vanity, toilet, & lighting. The primary bedroom overlooks the backyard and includes a custom closet organizer. Outside, enjoy the sunny south-facing yard with low-maintenance turf, new paving stones, and room for a sectional and fire table. Recent updates include a new furnace (2019), HWT (2024), washer & dryer (2023) & complex improvements like shingles, siding, windows, & parking lot. Move-in ready and full of value—don't miss this gem!

Built in 1973

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437848  |
| Price     | \$239,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 917               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14839b Riverbend Road |
| Area        | Edmonton              |
| Subdivision | Brander Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6H 5A9               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, No Smoking Home, Patio |
| Parking Spaces | 1   |
| Parking        | Stall                                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens School |
| Middle     | Riverbend School       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 14        |
| Condo Fee      | \$265          |

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Listing information last updated on May 28th, 2025 at 2:17pm MDT