

## \$165,800 - 106 5125 Riverbend Road, Edmonton

MLS® #E4440663

**\$165,800**

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!** 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® #         | E4440663  |
| Price          | \$165,800 |
| 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    | June 5th, 2025 |
| Days on Market | 46             |
| Zoning         | Zone 14        |
| Condo Fee      | \$687          |

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Listing information last updated on July 21st, 2025 at 6:17pm MDT