

Courtesy Of Simon Roa Of Century 21 Leading

## \$158,000 - 222 5125 Riverbend Road, Edmonton

MLS® #E4426376

**\$158,000**

2 Bedroom, 2.00 Bathroom, 1,066 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

**FABULOUS UNIT AT A FABULOUS PRICE!**  
Condo Fee includes Heat & Water! This prestigious Riverbend well managed property offers 2 large bedrooms & 2 full baths making a perfect place be your Home & Investment w/Life Style. Location only minutes from U of A & close to transit & amenities. Inside the unit you find a huge living room & spacious dining room overlooking a large balcony. The enormous master features a bright dressing area & vanity as well as private bathroom w/ shower stall. The 2nd bedroom has a large closet & quite spacious. The European style kitchen features ample countertop space & all the appliances stay! The living room, & bedrooms have newer carpet & many windows allow plenty of natural light. Also, includes a covered carport for parking. Great amenities include: Elevator, Guest Room, Swimming pool, hot tub, social room with pool table - the list goes on. Recent upgrades in the unit includes New Kitchen Countertop, new Hood Fan, new Kitchen Sink & Faucet. Act fast and don't miss out !

Built in 1978

### Essential Information

MLS® #	E4426376
Price	\$158,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	222 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2K5

### **Amenities**

Amenities	Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Security Door
Parking Spaces	1
Parking	Single Carport
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brander Gardens School
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	18
Zoning	Zone 14
Condo Fee	\$659

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 11:32pm MDT