

## \$189,900 - 113 5125 Riverbend Road, Edmonton

MLS® #E4434423

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Spacious 3-bedroom, 2-bath offering generous yard space and an unbeatable location. Enjoy two parking stalls (one covered), plus access to a pool, hot tub, sauna, social room, and in-suite storage. Condo fees include heat & water for added value. Just 10 minutes from Downtown and the University of Alberta, with quick access to Whitemud Drive, schools, shopping, restaurants, and transit. The smart layout features recent laminate flooring & paint, upgraded electrical, and abundant natural light throughout. The large living/dining area opens onto a patio and extra green space-perfect for relaxing or entertaining. The primary bedroom boasts two spacious closets and a 3-piece ensuite. The kitchen is equipped with stainless steel appliances, and both bathrooms feature granite countertops. Parking is just steps from your door, making daily life a breeze. Move in and enjoy a vibrant community with everything you need close by - your next home awaits!

Built in 1978

### Essential Information

MLS® #	E4434423
Price	\$189,900
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	113 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### Amenities

Amenities	Off Street Parking, Hot Tub, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms, Storage-In-Suite
Parking Spaces	2
Parking	2 Outdoor Stalls, Single Carport
Has Pool	Yes

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	6
Zoning	Zone 14
Condo Fee	\$687



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