

\$474,900 - 4 2325 Riverbend Road, Edmonton

MLS® #E4446598

\$474,900

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Located in the desirable Haddow neighborhood, this impeccable BUNGALOW features adult living at its best. No more shovelling, just relax & enjoy maintenance free lifestyle in Riverside Common! Nestled in a quiet keyhole, this fully finished duplex offers privacy amongst the mature trees, backing a dry creek park. Inside, youâ€™ll LOVE the vaulted ceilings & oak HARDWD thru/out. South exposure in the BRIGHT kitchen w/ white cabinets & quartz counters leads to patio doors onto a lge deck w/ gas BBQ hook-up. Generous primary bedrm features W/I closet, addtâ€™l storage & 3 pce ENSUITE. Front den has direct access to 3 pce bath w/ tub. Laundry closet (Miele W/D) & cozy gas F/P complete main level. Basemt is professionally finished w/ HUGE family rm, 2nd bedrm, 4 pce bath & LOADS of storage! DBL ATTCHD garage, A/C & charming front patio to sip your morning coffee/tea complete this gem. Just steps from public transportation, pharmacy, rec complex & easy access to Henday & Whitemud. Not a thing to do- just move in!

Built in 1997

Essential Information

MLS® # E4446598

Price \$474,900



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,170 |
| Acres | 0.00 |
| Year Built | 1997 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 4 2325 Riverbend Road |
| Area | Edmonton |
| Subdivision | Haddow |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 2P9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Front Porch, Vacuum System-Roughed-In |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 14 |
| Condo Fee | \$552 |

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Listing information last updated on July 13th, 2025 at 5:02am MDT