

\$199,800 - 106 5125 Riverbend Road, Edmonton

MLS® #E4430315

\$199,800

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! This is by far the lowest priced 3 bedroom 2 full bathroom property available in the sought after Riverbend area! 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® #	E4430315
Price	\$199,800
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	April 11th, 2025
Days on Market	19
Zoning	Zone 14
Condo Fee	\$687

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 30th, 2025 at 4:02am MDT