

Courtesy Of Jaclyn Baillie Of Century 21 Masters

## \$125,000 - 223 5730 Riverbend Road, Edmonton

MLS® #E4451081

**\$125,000**

2 Bedroom, 1.00 Bathroom, 803 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to a beautifully appointed condo nestled in the heart of the sought-after Brander Gardens community. From the moment you step inside, you're welcomed by a bright galley-style kitchen featuring gleaming stainless steel appliances and timeless white cabinetry, creating a crisp and modern feel. Just beyond, the dining area is bathed in natural light from a large window, setting the stage for intimate meals or lively gatherings. The spacious living room invites you to unwind, with sliding doors leading to your private patio - a perfect spot for morning coffee or evening relaxation. Down the hall, the serene primary bedroom offers a walk-in closet and a peaceful retreat at the end of the day, while a second bedroom, a tastefully upgraded four-piece bathroom, and a generous pantry complete the layout. Surrounded by the natural beauty of the River Valley, with easy access to Terwillegar Dog Park, excellent schools, and Whitemud Drive, this residence combines tranquility with urban convenience.

Built in 1973

### Essential Information

MLS® # E4451081

Price \$125,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 803                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 223 5730 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 4T4                 |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Parking-Visitor, Patio, Security Door, Storage-In-Suite, See Remarks |
| Parking   | Stall                                                                |

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 3                                      |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                     |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Flat                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 14          |
| Condo Fee      | \$541            |

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 August 27th, 2025 at 7:32am MDT