

# **\$309,900 - 5841 Riverbend Road, Edmonton**

MLS® #E4431381

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,156 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Absolutely stunning showhome like townhome at Riverbend! Low condo fee \$289/month, Spacious 1156 Sqft Corner unit, 3 BEDS, 2 FULL BATH, and a FINISHED BASEMENT! Upon entering, you will be amazed by the remodeled open concept kitchen showcases modern cabinetries matching the high end lustrous quartz counters and central island. The expansive great room with a cozy corner fireplace and a large window, fills the home with warmth and sunlight. Rare find full bathroom at main level is a true bonus. Upstairs, to discover 3 generously sized bedrooms and the retreat full bathroom with modern fixtures and elegant tiling! The master bedroom is huge with both his and her closet space! Fully finished basement includes a family room perfect for gathering. High Efficient furnace, Newer Hot Water Tank, This complex sits at a great area-walking distance to school, Parks, Ravine trails, and playgrounds! Great value home, not easy to find another that matches this standard!

Built in 1973

## **Essential Information**

MLS® #	E4431381
Price	\$309,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	5841 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5A8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 14
Condo Fee	\$289

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