

\$259,900 - 45 4403 Riverbend Road, Edmonton

MLS® #E4436261

\$259,900

3 Bedroom, 1.50 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Discover this beautifully updated townhouse in the desirable Ramsay Heights community of Edmonton. This 2-storey home boasts 3 spacious bedrooms, including a large primary suite with a 5-piece bath. The main floor features a bright living room, newly renovated feature wall in dining area, half bath, and modern kitchen. The basement is partially finished with a rec room, laundry, and storage areas. Recent renovations include fresh paint throughout and vinyl plank flooring, and updated baseboards and trim. Enjoy the large, enclosed yard with a newer fence and concrete patio—perfect for outdoor relaxation. Located close to shopping, the Terwillegar Recreation Centre, top-rated schools, and with easy access to the White mud and University of Alberta, this home offers both convenience and comfort. The well-managed complex features low condo fees. Don't miss the opportunity to make this move-in-ready townhouse your new home!

Built in 1981

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4436261 |
| Price | \$259,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|-------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 953 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 45 4403 Riverbend Road |
| Area | Edmonton |
| Subdivision | Ramsay Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 5S9 |

Amenities

| | |
|-----------|-------------------|
| Amenities | Deck, See Remarks |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

| | |
|----------------|---------|
| Days on Market | 52 |
| Zoning | Zone 14 |
| Condo Fee | \$370 |

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 July 4th, 2025 at 1:47am MDT