

## \$119,900 - 111 5125 Riverbend Road, Edmonton

MLS® #E4448829

**\$119,900**

1 Bedroom, 1.00 Bathroom, 695 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Exceptional Opportunity in Riverbend!  
Discover unbeatable value in this beautifully maintained main floor 1 bedroom condo—perfect for first-time buyers or savvy investors. Located in one of Edmonton's most desirable communities, this bright and spacious unit features an open-concept layout with generous living and dining areas & large primary bedroom. The kitchen offers extended countertops, ample cabinetry, a dishwasher, and a large pantry/storage room. Enjoy the large windows and access to an oversized Patio, seamlessly expanding your living space. Building amenities include elevator access, laundry on every floor, a guest suite, energized covered parking, and even a pool! Prime location with convenient access to major routes and steps from river valley trails. Welcome home to comfort, convenience, and lifestyle in Riverbend!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448829  |
| Price          | \$119,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 695       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 111 5125 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5K5                 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Pool-Indoor, Social Rooms, See Remarks |
| Parking Spaces | 1                                      |
| Parking        | Single Carport                         |
| Has Pool       | Yes                                    |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 4                                                 |
| Stories      | 1                                                 |
| Has Basement | Yes                                               |
| Basement     | None, No Basement                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                 |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 20th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 122     |
| Zoning         | Zone 14 |
| Condo Fee      | \$436   |

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