

## \$108,800 - 119 5730 Riverbend Road, Edmonton

MLS® #E4428945

**\$108,800**

1 Bedroom, 1.00 Bathroom, 694 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Why rent when you can own in Riverbend?

This one bedroom plus den has plenty of room for furniture and your belongings. Unique floor plan is different from the usual design, allowing personal customization. Decent size living room with adjacent den. White cabinets in kitchen plus 3 included appliances. Patio doors off the living room lead to ground level patio area with west exposure. Bedroom is sizable able to accommodate a king size bed if needed. The 4 piece bathroom has been upgraded over the years. Vinyl plank flooring throughout. Some of the pictures shown have been virtually staged to show you what your new place can look like! Quick possession available. A few blocks away from the river valley, trails, and the Fort Edmonton Footbridge. Easy access to University of Alberta, hospitals & West Edmonton Mall by Transit or Car. Pet Friendly Building!

Built in 1973

### Essential Information

MLS® #	E4428945
Price	\$108,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	694



Acres	0.00
Year Built	1973
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	119 5730 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4T4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	24

Zoning	Zone 14
Condo Fee	\$494

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