

Courtesy Of Paul S Lamba Of MaxWell Polaris

## \$133,000 - 313 5730 Riverbend Road, Edmonton

MLS® #E4440972

**\$133,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Now this is Location, Location, Location! Welcome to Brander Gardens! This TOP FLOOR 2-BEDROOM condo is MOVE-IN READY with QUICK POSSESSION AVAILABLE. Just blocks from the RIVER VALLEY, SCENIC TRAILS, and FORT EDMONTON FOOTBRIDGE, it's a dream for outdoor lovers. Inside, enjoy a modern kitchen, spacious layout, beautiful vinyl flooring, and plenty of closet space. Relax on your PRIVATE DECK in a pet-friendly building that includes an assigned parking stall plus lots of visitor and street parking. Minutes to the UNIVERSITY OF ALBERTA with easy access around the city—perfect for students, professionals, or downsizers. Close to transit, and WALKABLE TO TOP-RATED SCHOOLS, SHOPPING, AND MORE! Act fast!

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440972  |
| Price          | \$133,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 815       |
| Acres          | 0.00      |
| Year Built     | 1973      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 313 5730 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 4T4                 |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | No Smoking Home, Patio, Security Door |
| Parking   | Stall                                 |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 14        |
| Condo Fee      | \$545          |

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 June 17th, 2025 at 12:17am MDT