

Courtesy Of Patti Holtz Of RE/MAX Elite

\$474,900 - 4 2325 Riverbend Road, Edmonton

MLS® #E4446598

\$474,900

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Located in the desirable Haddow neighborhood, this impeccable BUNGALOW features adult living at its best. No more shovelling, just relax & enjoy maintenance free lifestyle in Riverside Common! Nestled in a quiet keyhole, this fully finished duplex offers privacy amongst the mature trees, backing a dry creek park. Inside, youâ€™ll LOVE the vaulted ceilings & oak HARDWD thru/out. South exposure in the BRIGHT kitchen w/ white cabinets & quartz counters leads to patio doors onto a lge deck w/ gas BBQ hook-up. Generous primary bedrm features W/I closet, addtâ€™l storage & 3 pce ENSUITE. Front den has direct access to 3 pce bath w/ tub. Laundry closet (Miele W/D) & cozy gas F/P complete main level. Basemt is professionally finished w/ HUGE family rm, 2nd bedrm, 4 pce bath & LOADS of storage! DBL ATTCHD garage, A/C & charming front patio to sip your morning coffee/tea complete this gem. Just steps from public transportation, pharmacy, rec complex & easy access to Henday & Whitemud. Not a thing to do- just move in!

Built in 1997

Essential Information

MLS® # E4446598

Price \$474,900



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	4 2325 Riverbend Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2P9

Amenities

Amenities	Air Conditioner, Deck, Front Porch, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 8th, 2025
Days on Market	6
Zoning	Zone 14
Condo Fee	\$552

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