

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

MLS® #E4462763

\$259,900

3 Bedroom, 1.50 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

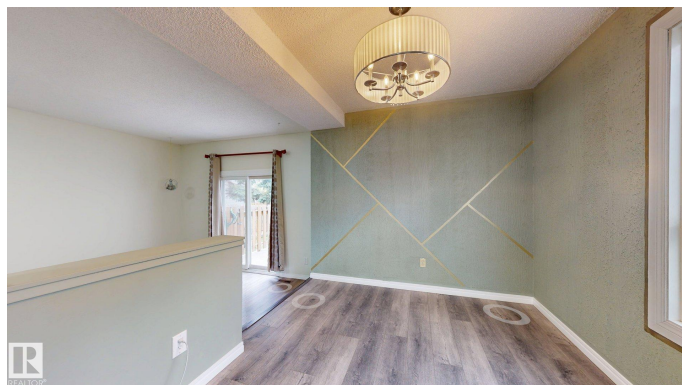
Ramsay Heights, Edmonton, AB

Discover this beautifully upgraded 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® #	E4462763
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	October 18th, 2025
-------------	--------------------

Days on Market	14
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 November 1st, 2025 at 10:32am MDT