

# \$139,900 - 109 5520 Riverbend Road, Edmonton

MLS® #E4434424

**\$139,900**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

IT'S LIKE LIVING IN A HOTEL!! Use of the swimming pool, hot tub, sauna, exercise room, rooftop patio, free laundry, with access to walking trails right behind the unit. Enjoy the 2 bedrooms, 2 full bathrooms, renovated kitchen, HUGE living room/dining area that has patio doors that open onto green space! The condo fee includes: cable TV, internet, heat, power, water, sewer & garbage! What a dream! Note - this is an 18+ building!

Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434424               |
| Price          | \$139,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

Address 109 5520 Riverbend Road



|             |                 |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Brander Gardens |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5G9         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Detectors Smoke, Intercom, No Animal Home, Parking-Visitor, Patio, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Social Rooms, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Single Carport   |
| Has Pool       | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 14       |
| Condo Fee      | \$843         |

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