

# **\$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, and sorry - NO PETS ALLOWED!

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	45
Zoning	Zone 14
Condo Fee	\$843

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 3:02pm MDT