

# **\$135,300 - 211 5520 Riverbend Road, Edmonton**

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MLS® #E4434870

**\$135,300**

2 Bedroom, 2.00 Bathroom, 1,068 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to ESSEX HOUSE located in Brander Gardens, a beautiful community near the river valley & wilderness trails, Fort Edmonton Park & Nature Centre with easy access to Whitemud Freeway. This adult (18+) pet free building overlooks a huge green space of school playing fields, tennis courts & community garden & is steps from the local shopping centre with medical & dental offices, a pharmacy & several shops. Good bus service to the U of A or just cycle there. This spacious two bedroom unit has a large living/dining room with patio doors opening onto a huge balcony & kitchen with walk-in pantry. The primary bedroom has a 3 pce ensuite & there is a 4 pce guest bathroom. This well maintained building has a swimming pool, hot tub, exercise room, social room & roof top deck. The condo fees INCLUDE ELECTRICITY, HEAT, WATER, SEWER, GARBAGE, INTERNET, FREE LAUNDRY & THE USE OF THE AMAZING SALT WATER INDOOR POOL & HOT TUB. A perfect home for university students or retirees.



Built in 1976

## **Essential Information**

MLS® #                      E4434870

Price                        \$135,300

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	211 5520 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5G9

### Amenities

Amenities	Exercise Room, Hot Tub, No Animal Home, Pool-Indoor, Social Rooms, Vinyl Windows
Parking Spaces	1
Parking	Stall
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	35
Zoning	Zone 14
Condo Fee	\$797

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Listing information last updated on June 10th, 2025 at 4:17pm MDT