

## \$299,900 - 19 4403 Riverbend Road, Edmonton

MLS® #E4438480

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this updated townhouse-style condo located in the mature, southwest community of Ramsay Heights in Riverbend. Designed for comfort and function, this home offers a spacious open-concept layout with contemporary finishes and what appears to be upgraded lighting throughout. Step down into a sunken living room featuring tall windows, a built-in fireplace, and a feature accent wall. The kitchen includes stainless steel appliances, tile backsplash, open shelving, and generous cabinetry. The dining area opens to a fully fenced, tree-lined patio—an ideal outdoor retreat with added privacy. Upstairs offers three well-sized bedrooms and a 5-piece bathroom with dual sinks. The developed basement features a large family room, laundry area, and additional storage. Additional highlights: double tandem parking, quiet location within the complex, and close proximity to walking trails, parks, schools, shopping, public transit, and a nearby dog park. Note: Some photos are virtually staged.

Built in 1981

### Essential Information

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Price \$299,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,056             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 19 4403 Riverbend Road |
| Area        | Edmonton               |
| Subdivision | Ramsay Heights         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6H 5S9                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor |
| Parking Spaces | 2                                |
| Parking        | 2 Outdoor Stalls, Tandem         |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | See Remarks  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St.Boniface, Brookeside    |
| Middle     | ABJ MacNeil, Veron Barford |
| High       | Strathcona, St Fan Xavier  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 96             |
| Zoning         | Zone 14        |
| Condo Fee      | \$348          |

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Listing information last updated on August 28th, 2025 at 5:47pm MDT