

## **\$179,900 - 305 5730 Riverbend Road, Edmonton**

MLS® #E4452425

**\$179,900**

3 Bedroom, 2.00 Bathroom, 1,267 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

RARE IN RIVERBEND! 3 bedroom units with 2 FULL 4-piece bathrooms rarely come available and offer a great opportunity for first-time buyers, downsizers & investors alike! This TOP FLOOR CORNER UNIT is FULLY RENOVATED & comes with features you won't find in many other condos. You'll love the modern colors, tasteful design, upgraded kitchen with top-of-the-line stainless steel appliances, HUGE master bedroom w/ WALK-IN CLOSET & FULL ENSUITE finished w/ WEST COAST FLAIR! There is endless natural light in each room which augments the modern appointments found throughout. This beautiful condo has received many upgrades in recent years, including COMMON AREAS, WINDOWS, PATIO DOORS, BALCONIES & MORE! Condo fees include plenty - no more worrying about those heat & water bills! Enjoy being steps from the RIVER VALLEY, SHOPPING & SCHOOLS! There's easy access to Whitemud, UofA & Downtown! Take advantage of this RARE opportunity to own a 3 BED, 2 BATH CONDO in much-loved OLD RIVERBEND!

Built in 1973

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4452425  |
| Price  | \$179,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,267                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 305 5730 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 4T4                 |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric |
| Heating           | Baseboard, See Remarks                                                     |
| # of Stories      | 3                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                      |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                      |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 14           |
| Condo Fee      | \$850             |

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT