

# **\$122,000 - 202 5730 Riverbend Road, Edmonton**

MLS® #E4421775

**\$122,000**

2 Bedroom, 1.00 Bathroom, 870 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Great investment opportunity in an even better location! This spacious two bedroom unit offers a quick access to the Whitemud & Terwillegar Drive. This second floor unit is conveniently laid out with a large living room, kitchen and dining space on one end and the two bedrooms and full bath located on the other. This property comes with an assigned parking stall and plenty of visitor & street parking. Close to shopping, schools and other amenities. Take a look!

Built in 1973

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4421775               |
| Price          | \$122,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 870                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**



|             |                         |
|-------------|-------------------------|
| Address     | 202 5730 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 4T4                 |

### **Amenities**

|           |       |
|-----------|-------|
| Amenities | Patio |
| Parking   | Stall |

### **Interior**

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

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                               |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 14             |
| Condo Fee      | \$541               |

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Listing information last updated on April 16th, 2025 at 3:17pm MDT