\$133,000 - 313 5730 Riverbend Road, Edmonton

MLS® #E4440972

\$133,000

2 Bedroom, 1.00 Bathroom, 815 sqft Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Now this is Location, Location, Location! Welcome to Brander Gardens! This TOP FLOOR 2-BEDROOM condo is MOVE-IN **READY with QUICK POSSESSION** AVAILABLE. Just blocks from the RIVER VALLEY, SCENIC TRAILS, and FORT EDMONTON FOOTBRIDGE, it's a dream for outdoor lovers. Inside, enjoy a modern kitchen, spacious layout, beautiful vinyl flooring, and plenty of closet space. Relax on your PRIVATE DECK in a pet-friendly building that includes an assigned parking stall plus lots of visitor and street parking. Minutes to the UNIVERSITY OF ALBERTA with easy access around the cityâ€"perfect for students, professionals, or downsizers. Close to transit, and WALKABLE TO TOP-RATED SCHOOLS, SHOPPING, AND MORE! Act fast!

Built in 1973

Essential Information

MLS® # E4440972 Price \$133,000

Bedrooms 2

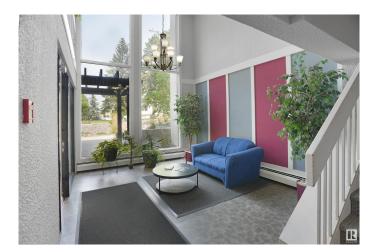
Bathrooms 1.00

Full Baths 1

Square Footage 815

Acres 0.00

Year Built 1973







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 313 5730 Riverbend Road

Area Edmonton

Subdivision Brander Gardens

City Edmonton
County ALBERTA

Province AB

Postal Code T6H 4T4

Amenities

Amenities No Smoking Home, Patio, Security Door

Parking Stall

Interior

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric

Heating Hot Water, Natural Gas

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

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 11

Zoning Zone 14

Condo Fee \$545

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 3:02am MDT