

# \$125,000 - 213 5520 Riverbend Road, Edmonton

MLS® #E4464015

**\$125,000**

2 Bedroom, 2.00 Bathroom, 1,056 sqft  
Condo / Townhouse on 0.00 Acres

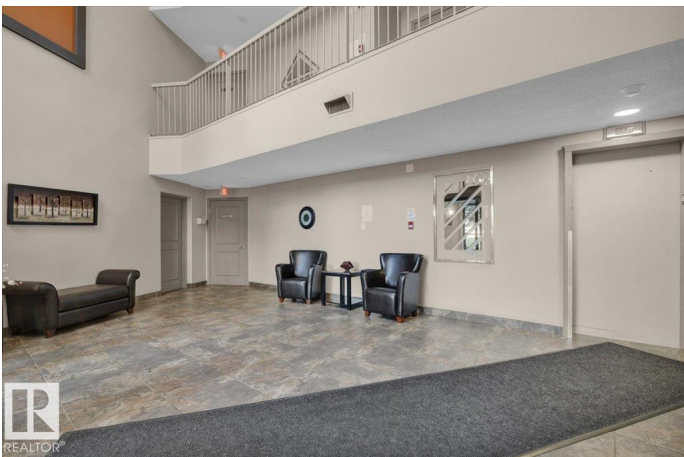
Brander Gardens, Edmonton, AB

Essex House, an extremely clean & well maintained adult building located in the heart of Brander Gardens with condo fees including ALL utilities (electricity, heat, water/sewer, TV, internet) (no additional monthly bills). Unit 213 is a 1060 sq ft 2 bedroom apartment featuring a spacious living room, dining room, upgraded galley kitchen with pantry area, large primary bedroom with full ensuite bath, common 4pc bath across from bedroom 2, huge balcony, plenty of closets/storage space & covered carport parking. Building amenities include indoor pool, fitness room, meeting/social room & free laundry on same floor. Located across from school/park area & strip mall with convenience store. Close proximity to river valley trails for walking & biking. An excellent place to call home!!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464015  |
| Price          | \$125,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,056     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 213 5520 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5G9                 |

### Amenities

|           |                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Security Door, Television Connection, See Remarks |
| Parking   | Single Carport, Stall                                                                                                                                                 |
| Has Pool  | Yes                                                                                                                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                             |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                    |
| Construction      | Wood, Metal, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 5       |
| Zoning         | Zone 14 |
| Condo Fee      | \$798   |

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Listing information last updated on November 4th, 2025 at 7:02pm MST