

# **\$149,000 - 125 5125 Riverbend Road, Edmonton**

MLS® #E4452395

**\$149,000**

2 Bedroom, 1.50 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

**FANTASTIC PRICE + GREAT LOCATION =**

This 2 bedroom, 2 bathroom apartment condo in the desirable neighborhood of Brander Gardens. Check out this ground floor unit in The Lord Nelson and everything that it has to offer. Well looked after with upgraded flooring and lighting, spacious open layout, 2 generous sized bedrooms and patio doors to a private deck area. The building itself has unbeatable amenities with a hot tub/swimming pool/social room with pool table and guest suites for visitors. Public transportation is close at hand and Riverbend Junior High School, as well as Brander Gardens Elementary School are both within a short walking distance. The University of Alberta is within a short commute and Whitemud Drive is right around the corner and makes getting anywhere a breeze. Whether you're considering getting into the market yourself or looking for a turnkey investment property, you won't find much better value than this gem of a unit.

Built in 1978

## **Essential Information**

MLS® #	E4452395
Price	\$149,000
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	941
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	125 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### **Amenities**

Amenities	Hot Tub, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam
Parking	Single Carport
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                4  
Zoning                              Zone 14  
Condo Fee                        \$584

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