

## \$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                15  
Zoning                              Zone 14  
Condo Fee                        \$584

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