

## \$227,900 - 14831d Riverbend Road, Edmonton

MLS® #E4464438

**\$227,900**

2 Bedroom, 2.00 Bathroom, 905 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Welcome to Brander Place, located in the heart of the Old Riverbend. This townhouse is located perfectly if you are looking for quick access to the river valley, Whitemud Dr & TOP Rated schools! Charming unit offers a perfect blend of modern luxury & cozy comfort. Great for first-time home buyers or any investor. The main floor offers a good kitchen space, large dining area and living room w/ a fireplace and patio doors out to the low maintenance back yard with the back gate opening to green space and a stone's throw away from an off leash area! The upper level has 2 large bedrooms and a 4 pc washroom w/r ample counter space. The basement is a fully finished with a rec room, big laundry area and 3 pcs bathroom. The complex is well run & has had ample upgrades over the past years: windows, doors, shingles, siding and more. There is an energized parking stall just out front. You can't beat this location! Very quiet & friendly neighborhood await w/ a quick walk to amenities. Opportunity calls today!

Built in 1973

### Essential Information

MLS® # E4464438

Price \$227,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 905               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14831d Riverbend Road |
| Area        | Edmonton              |
| Subdivision | Brander Gardens       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6H 5A9               |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking   | Stall              |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Glass Door                                                                           |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 2nd, 2025  
Days on Market                2  
Zoning                              Zone 14  
Condo Fee                        \$280

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 November 4th, 2025 at 6:17pm MST