

Courtesy Of Paul S Lamba Of MaxWell Polaris

## \$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 city—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 2:32pm MDT