



Edmonton **Brander Gardens** **LP:** **\$169,900**
 #213 5125 RIVERBEND RD NW T6H 5K5 **SP:** **M**

Listing ID # E4477957 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 1978
Full Baths 2
Half Baths 0
Total Baths 2.0
Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement None
Basement Dev No Basement
Tot Flr AG SqM 103.49

URL-Virtual Tour **URL-Brochure** **Tot Flr AG SqFt** 1,113.97

Investors and first time home buyers! This second floor, 3 bedroom and 2 full bath condo features over 1,100 square feet and 2 parking stalls (one covered). Amazing location in Riverbend with plenty of amenities in your complex: indoor pool, hot tub, sauna rooms, social room and elevator. The unit has a very functional layout, one side of the unit has two bedrooms, 4-piece bath and storage closet. The other side of the unit has your private primary suite (with room for an office space) and 3-piece ensuite. Galley kitchen (with closet pantry space) leads into your L-shape dining room and living room. North patio exposure with mature trees outside for privacy. Laundry at the end of each hallway. Quick access to Whitemud Drive, Fox Drive, Downtown and UofA. Walking proximity to schools, shopping, amenities, and the river valley. Long term tenant would love to stay. Sorry, NO PETS allowed in this whole complex.

Directions

Living Room	6.10x3.72	M	Bedroom 3	4.17x2.78	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.71x2.46	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.30x2.27	M				2	3	M	Yes	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.32x3.43	M				6				Tot Flr AG	103.49	1,113.97
Bedroom 2	4.18x3.02	M				7				# Finished	4	

Heat Source Natural Gas
Heat Type Baseboard
Foundation Concrete
Roof Type Tar & Gravel
Exterior Stucco
Flooring Carpet
Features Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** West
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$1,312.40 / 2024
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Refrigerator, Stove-Electric

Warranty

Fireplace No
FP Fuel
FP Type
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking 2 Outdoor Stalls, See Remarks

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Lord Nelson The	Floor Location	Other	Floor#	2
Condo Fee	\$799.64	Fee Schedule	Monthly	Elevator	Yes
Fee Includes	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer		Balcony/Terrace	Yes	Min Age
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	N		