



Edmonton

Brander Gardens

LP: \$160,000

#213 5125 RIVERBEND RD NW

T6H 5K5

SP:

M

Listing ID #E4492475

Building TypeLowrise Apartment

StyleSingle Level Apartment

Year Built1978

Full Baths2

Half Baths0

Total Baths2.0

Tot Flr AG SqFt1,113.97

Sold Date

Bedrooms Above3

Bedrooms Total3

BasementNone

Basement DevNo Basement

Tot Flr AG SqM103.49

ACTIVE

URL-Virtual Tour URL-Brochure

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 SourceNatural Gas

Heat TypeBaseboard

FoundationConcrete

Roof TypeTar & Gravel

ExteriorStucco

FlooringCarpet

FeaturesParking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms

ConstructionWood Frame

BasementNone / No Basement

Separate Ent

2nd Suite

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount\$1,312.40 / 2024

Conform Type

Conform Year

Goods Excl

Permit By Seller
Permit
Permit
Front Exposure West
F x D (m) x

Goods InclDishwasher-Built-In, Refrigerator, Stove-Electric

Warranty

FireplaceNo

FP Fuel

FP Type

HOA Y/NNo

HOA Fee/Schd/

HOA Fee Incls

Site FeaturesPlayground Nearby, Public Transportation, Schools, Shopping Nearby

Parking2 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	#Floors in Build	4
Fee Includes	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer	Balcony/Terrace	Yes	Elevator	Yes
		Titled Storage	No	Min Age	
		Parking Type	Assigned		
		Unit Exposure	N		