



Area/City	Edmonton	List Date	8/11/2026	E4503196		
Community	Brander Gardens	Pending Until				
Postal Code	T6H 5K5	Time Clse/Hrs	/			
Zone	14	Conform Report	/	LI \$		
Building Type	Lowrise Apartment	Tax Amt/Yr	\$1,312.40 / 2024	LI Yr		
Yr Built/Eff Yr	1978 /	Restrictions	Zero Lot Line No			
Style	Single Level Apartment	No pets allowed				
Plan/Blk/Lot	8921954 / /					
Unit/UF	31 /	Baths/Ensuites	2.0 / 1	Add'l Rms	0	
Linc #	0010952570	Beds/Beds Ab.	3 / 3			
Title to Land	Fee Simple	Zoning		 Schedule a Showing		
		Prop. Condition				

To request a showing please use ShowingTime, or TEXT 587-776-3261 or CALL 780-437-2030. Thanks for showing! No Keybox, tenant will grant access. 24 hours notice for showings please. Tenant is a long term tenant, since April 2011 and would like to stay, he's part of the rent pool in the complex. Tenant didn't allow interior photos. Laundry at the end of every hallway - so 3 laundry rooms on each floor. There's NO pets allowed in the Complex.

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.

Living Room	6.10x3.72	M	Bedroom 3	4.17x2.78	M	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	2.71x2.46	M	Bedroom 4			1	M	4	No	Main Level		
Kitchen	2.30x2.27	M				2	M	3	Yes	Upper		
Family Room						3				Above Grade		
Den						4				Lower Level		
Bonus Room						5				Below Grade		
Primary Bedroom	4.32x3.43	M				6				Total A.G.	103.49	1,113.97
Bedroom 2	4.18x3.02	M				7				Finished Lvl's	4	

Heat Source	Natural Gas	Heat Type	Baseboard	Basement	None / No Basement
Roof	Tar & Gravel			Separate Ent.	2nd Suite
Foundation	Concrete	Construction	Wood Frame	Garden Suite	Permit
Exterior	Stucco			Garage Suite	Permit
Features	Parking-Visitor, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms			Lot SqM	Lot Shape
				Tot. Ac.	F x D (m)
				Flooring	Carpet

Goods Incl.	Dishwasher-Built-In, Refrigerator, Stove-Electric	F/P	No	F/P Fuel	
		F/P Type			

Goods Excl.		HOA No	Fee	Sched
		Fee Incl		

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

Parking	Total	2 Outdoor Stalls, See Remarks	Warranty	
	Encl.		Rd Access	Paved
			Grge Dim.	
			URL-Virtual Tour URL-Brochure	

Condo Name	Lord Nelson The	Floor Location	Other	Floor #	2	# Floors Bldg	4		
Condo Fee	\$799.64	Schedule	Monthly	Unit Exp.	N	Balcony/Terrace	Yes	Elevator	Yes
Fee Includes	Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer			Park Plan	Assigned	Desc/Unit/UF	/	/	
		Stall #	47/86	Encl. Park		Min. Age			
		Titled Storage	No	Strg Unit #					
		Prop Mgmt/#	Larlyn Property Management				/ 780-424-7060		

Seller Name	Nora Bray	Appt:	24 Hours Notice Required, Must Confirm Appointment, ShowingTime	Appt Name	Schmidt Realty Group Inc.
List Agent 1	Tahnee Botten - Off: 780-437-2030			Appt Ph#	780-437-2030
Agent Email	tahnee@weselledmonton.com			Occupancy	Tenant Rights
List Office 1	Schmidt Realty Group Inc - Off#: 780-437-2030	Ownership	Private		
List Agent 2		Possession		Days	90 days
List Office 2		Input Date	8/11/2026 11:46 AM	Expiry Date	10/12/2026
Co-Op Comm	3.5/100 1.5/bal	SRR Y/N	No	Excl. Date	
		Exclusion	No		DOM 0
					CDOM 144

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2