

## \$124,900 - 416 5520 Riverbend Road, Edmonton

MLS® #E4458534

**\$124,900**

2 Bedroom, 2.00 Bathroom, 1,097 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

This 1100 Square Foot, 2 Bedroom, 2 Bathroom Condo in Essex House sits in a great Riverbend Location. Some of the features and upgrades of the building and condo include; Two very large bedrooms with the Primary Bedroom having a Large 3 piece ensuite, double closet and storage closet, Spacious Living Room with Dining area, Breakfast Nook and a Walkout onto a Large 5â€™x21â€™ deck! Spacious Kitchen , Newer Bosch Dishwasher, Samsung Microwave Hood Fan, High End GE Stainless Convection Oven, Stainless Steel Fridge, Large storage room, covered parking and a Great 4th Floor location with the Laundry area next door! This spotless Building features a Swimming Pool, Hot Tub and Sauna, Party/Hospitality Room and a Workout Room. The Grounds are Spotless in this 18+ Building and it Shows Spotless! CONDO FEES INCLUDE: POWER, WATER, HEAT & CABLE/INTERNET

Built in 1976

### Essential Information

MLS® #	E4458534
Price	\$124,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,097
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	416 5520 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5G9

### Amenities

Amenities	Deck, No Smoking Home, Parking-Plug-Ins, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, See Remarks
Parking Spaces	1
Parking	Single Carport
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 19th, 2025
Days on Market	2
Zoning	Zone 14
Condo Fee	\$815

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