

# **\$160,000 - 316 5125 Riverbend Road, Edmonton**

MLS® #E4440561

**\$160,000**

2 Bedroom, 2.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Here's your opportunity to own a piece of Oilers' history - the Lord Nelson in Riverbend was once home to none other than Wayne Gretzky and the site of many an Oiler party! This 3rd-floor apartment offers the perfect blend of style, space, and serenity. Appreciate the tree-lined balcony view ideal for morning coffee or evening wine. Inside, you'll find a spacious living and dining area filled with natural light, a functional kitchen with built-in dishwasher and pantry, and two generously sized bedrooms—including a primary suite with his-and-her closets and private ensuite. Fresh, modern paint tones add a contemporary touch, while in-suite storage keeps everything neat and organized. Enjoy premium building amenities like a heated INDOOR POOL, HOT TUB, SAUNA, and covered parking. There's a social room with POOL TABLE for entertaining and a guest suite is available when family or friends come to visit. Walking distance to schools and just minutes to UofA, downtown, and Whitemud Freeway.

Built in 1978

## **Essential Information**

MLS® # E4440561

Price \$160,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	316 5125 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5K5

### Amenities

Amenities	Off Street Parking, On Street Parking, Guest Suite, Hot Tub, No Animal Home, Parking-Visitor, Party Room, Patio, Pool-Indoor, Sauna; Swirlpool; Steam, Social Rooms
Parking Spaces	1
Parking	Single Carport
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 14
Condo Fee	\$590

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