

Courtesy Of Michael E Grekul Of MaxWell Progressive

# \$125,000 - 213 5520 Riverbend Road, Edmonton

MLS® #E4464015

**\$125,000**

2 Bedroom, 2.00 Bathroom, 1,056 sqft  
Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

Essex House, an extremely clean & well maintained adult building located in the heart of Brander Gardens with condo fees including ALL utilities (electricity, heat, water/sewer, TV, internet) (no additional monthly bills). Unit 213 is a 1060 sq ft 2 bedroom apartment featuring a spacious living room, dining room, upgraded galley kitchen with pantry area, large primary bedroom with full ensuite bath, common 4pc bath across from bedroom 2, huge balcony, plenty of closets/storage space & covered carport parking. Building amenities include indoor pool, fitness room, meeting/social room & free laundry on same floor. Located across from school/park area & strip mall with convenience store. Close proximity to river valley trails for walking & biking. An excellent place to call home!!

Built in 1976

## Essential Information

MLS® #	E4464015
Price	\$125,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1976



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	213 5520 Riverbend Road
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5G9

### **Amenities**

Amenities	On Street Parking, Exercise Room, Intercom, Parking-Plug-Ins, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Security Door, Television Connection, See Remarks
Parking	Single Carport, Stall
Has Pool	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 30th, 2025
-------------	--------------------

Days on Market	5
Zoning	Zone 14
Condo Fee	\$798

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 8:17pm MST