

## \$127,500 - 415 5520 Riverbend Road, Edmonton

MLS® #E4461880

### \$127,500

2 Bedroom, 2.00 Bathroom, 1,167 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

WOWSA This 1160 Square Foot Penthouse end unit, 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; AN INCREDIBLE VIEW OF THE CITY AND RIVER VALLEY, 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! The Gorgeous high end Kitchen Craft Kitchen is SO SO NICE that must be seen with newer appliances Large storage room, energized 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. Parking Stall #58.

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461880  |
| Price    | \$127,500 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,167                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 415 5520 Riverbend Road |
| Area        | Edmonton                |
| Subdivision | Brander Gardens         |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6H 5G9                 |

### Amenities

|           |                                                                                                                                                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, Guest Suite, Hot Tub, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Party Room, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Storage-In-Suite, Television Connection, Vinyl Windows, See Remarks |
| Parking   | Single Carport                                                                                                                                                                                                                                                                     |
| 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           | 1                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | None, No Basement                                                     |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, No Through Road, Treed Lot, View Downtown, See Remarks |
| Roof              | Roll Roofing                                                                                                  |
| Construction      | Wood, Metal, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 14            |
| Condo Fee      | \$837              |

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Listing information last updated on October 14th, 2025 at 1:02pm MDT