

## \$314,900 - 19 4403 Riverbend Road, Edmonton

MLS® #E4438480

**\$314,900**

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this modern townhouse-style condo in the desirable community of Ramsay Heights. This home features a modern open layout, with updated lighting and contemporary finishes throughout. The sunken living room offers a bright and inviting space with tall windows, a built-in fireplace, and an accent wall feature. The kitchen is equipped with stainless steel appliances, a tile backsplash, open shelving, and ample storage. The dining area leads directly to a fully fenced back patio, surrounded by trees for added privacy. Upstairs, there are three generously sized bedrooms and a 5-piece bathroom with dual sinks. The basement includes a large family room, laundry area, and additional storage space. This unit offers double tandem parking and is located in a quiet area of the complex, with easy access to parks, walking trails, schools, and shopping amenities. Please note that some of the photos are Virtually Staged. This is a move-in-ready opportunity in a well-maintained complex.

Built in 1981

### Essential Information

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Price \$314,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19 4403 Riverbend Road
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5S9

### Amenities

Amenities	Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls, Tandem

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St.Boniface, Brookeside
Middle	ABJ MacNeil, Veron Barford
High	Strathcona, St Fan Xavier

### Additional Information

Date Listed	May 24th, 2025
Days on Market	23
Zoning	Zone 14
Condo Fee	\$348

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