

# **\$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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Listing information last updated on June 17th, 2025 at 1:47am MDT