

## \$259,900 - 45 4403 Riverbend Road, Edmonton

MLS® #E4436261

**\$259,900**

3 Bedroom, 1.50 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Discover this beautifully updated townhouse in the desirable Ramsay Heights community of Edmonton. This 2-storey home boasts 3 spacious bedrooms, including a large primary suite with a 5-piece bath. The main floor features a bright living room, newly renovated feature wall in dining area, half bath, and modern kitchen. The basement is partially finished with a rec room, laundry, and storage areas. Recent renovations include fresh paint throughout and vinyl plank flooring, and updated baseboards and trim. Enjoy the large, enclosed yard with a newer fence and concrete patio—perfect for outdoor relaxation. Located close to shopping, the Terwillegar Recreation Centre, top-rated schools, and with easy access to the White mud and University of Alberta, this home offers both convenience and comfort. The well-managed complex features low condo fees. Don't miss the opportunity to make this move-in-ready townhouse your new home!

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436261  |
| Price     | \$259,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 953               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 45 4403 Riverbend Road |
| Area        | Edmonton               |
| Subdivision | Ramsay Heights         |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6H 5S9                |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck, See Remarks |
| Parking   | Stall             |

### Interior

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

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 81      |
| Zoning         | Zone 14 |
| Condo Fee      | \$370   |

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 August 1st, 2025 at 11:32pm MDT