

\$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.

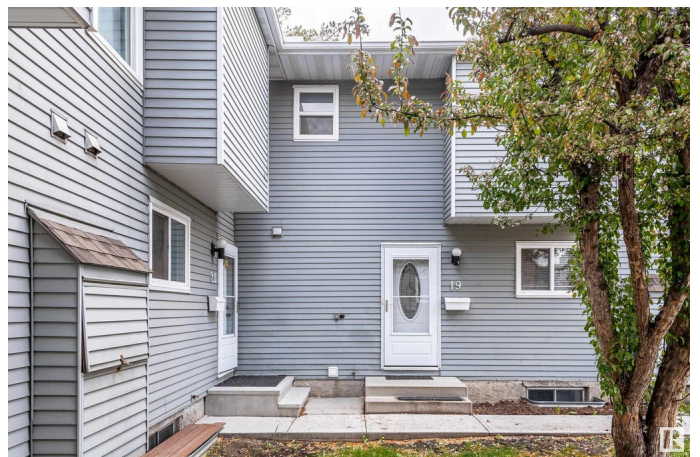
Built in 1981

Essential Information

MLS® # E4438480

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 | 19 |
| Zoning | Zone 14 |
| Condo Fee | \$348 |

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Listing information last updated on June 12th, 2025 at 8:32pm MDT