

## \$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
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Days on Market	79
Zoning	Zone 14
Condo Fee	\$370

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