Courtesy Of Mansi Aggarwal Of Century 21 Quantum Realty

$264,900 - 45 4403 Riverbend Road, Edmonton

MLS® #E4436261

$264,900
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 patioâ€”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	$264,900
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	35
Zoning	Zone 14
Condo Fee	$370

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