

# \$299,900 - 19, 4403 Riverbend Road, Edmonton

MLS® #A2224506

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

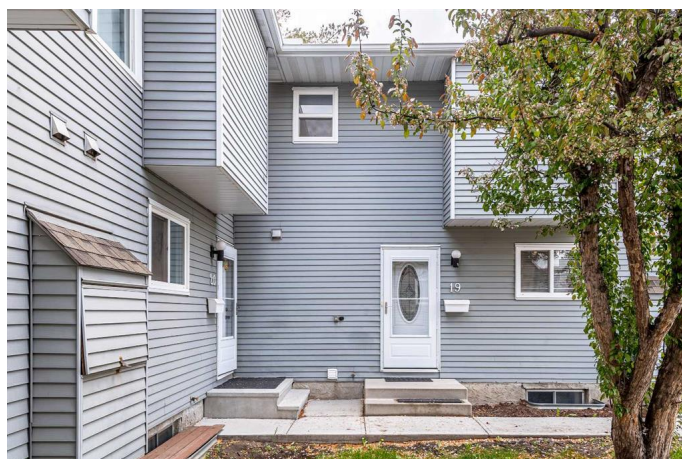
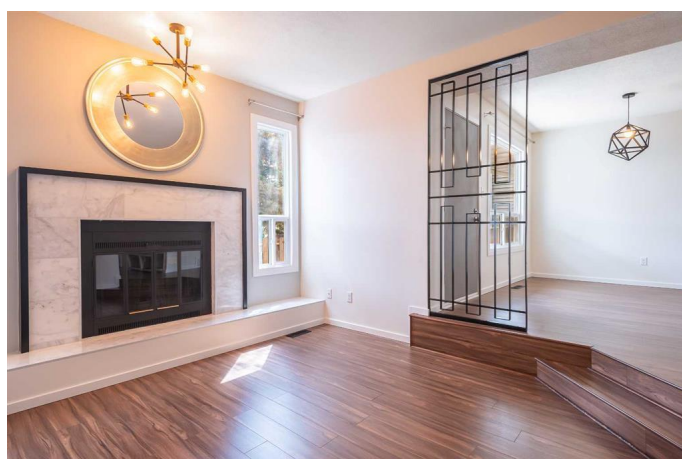
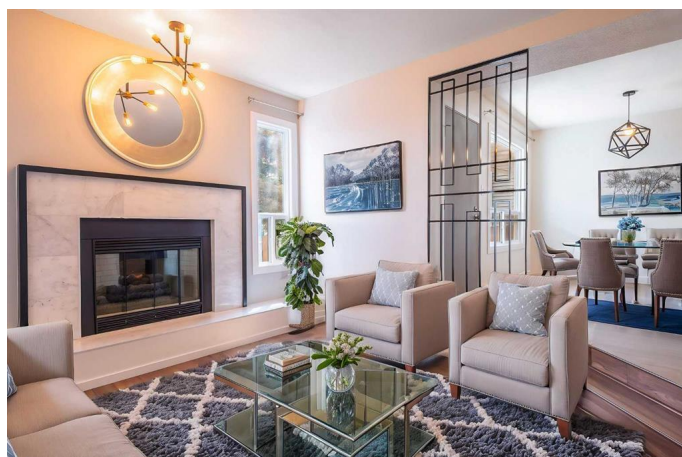
Ramsay Heights, Edmonton, Alberta

Welcome to this updated townhouse-style condo located in the mature, southwest community of Ramsay Heights in Riverbend. Designed for comfort and function, this home offers a spacious open-concept layout with contemporary finishes and what appears to be upgraded lighting throughout.

Step down into a sunken living room featuring tall windows, a built-in fireplace, and a feature accent wall. The kitchen includes stainless steel appliances, tile backsplash, open shelving, and generous cabinetry. The dining area opens to a fully fenced, tree-lined patio—an ideal outdoor retreat with added privacy.

Upstairs offers three well-sized bedrooms and a 5-piece bathroom with dual sinks. The developed basement features a large family room, laundry area, and additional storage. Additional highlights: double tandem parking, quiet location within the complex, and close proximity to walking trails, parks, schools, shopping, public transit, and a nearby dog park.

Note: Some photos are virtually staged.



Built in 1981

## Essential Information

MLS® # A2224506

Price \$299,900

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	19, 4403 Riverbend Road
Subdivision	Ramsay Heights
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6H 5S9

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Tandem, Asphalt

### Interior

Interior Features	Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Glass Doors
# of Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	52
Zoning	RF5

**Listing Details**

Listing Office	Real Broker
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