



## 5730 RIVERBEND Road 307 Edmonton AB

\$117,500

PRICE IMPROVEMENT! Ideal for first-time buyers or investors, this TOP FLOOR one-bedroom, one-bathroom condo at Riverbend Manor boasts a FULLY UPDATED interior. Move in and enjoy the modern kitchen, remodeled in November 2022 with chic fixtures, alongside a new bathroom vanity (2023) and a suite freshly painted in April 2024. The carpet-free flooring, redone in 2014, enhances the unit's sleek, contemporary vibe. The efficient layout maximizes space, comfortably accommodating a queen-sized bed in the spacious bedroom. Relish the PRIVACY provided by mature trees and stunning views of a lush courtyard. Exceptionally located near schools, major roads like Terwillegar Drive and Whitemud Road, and just minutes from the Fort Edmonton Footbridge and scenic trails. Enjoy the nearby shopping and dining options, adding to the convenience. A serene, well-managed building in Brander Gardens offers a peaceful living environment and a smart investment. Perfect for those seeking a turnkey property in a prime location.

Listing Presented By:



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