



## 5841 RIVERBEND Road Edmonton AB

\$195,000

Located in Riverbend - adjacent to the neighborhood shopping mall and park. Bus stop right out front, convenient shops next door and trails and ravines across the street. Excellent schools to choose from as well! This unit, at just under 1300 sq. ft , is a bit of a unicorn because it has a 3 PIECE BATH on the main floor and a seperate area for dining as well. West facing yard with loads of opportunity for sunny days and a fenced yard perfect for pets. This unit presents an excellent oportunity for someone who'd like to build equity into a property that is priced to sell and in a stellar location. Complex has completed several improvements including windows. Low condo fees at 288.72/month and one assigned parking (with potential to rent another stall) and immediate possession for the new buyer!

Listing Presented By:



Originally Listed by:  
Fair Realty

jen@teamkennedy.ca  
<https://teamkennedy.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)