



## 4403 RIVERBEND Road 33 Edmonton AB

\$249,000

Great Riverbend townhome located in the mature and highly desirable neighbourhood of Ramsay Heights. This 2 storey townhouse features: 3 bedrooms - including a large primary and 5 piece bath up, plus the main floor with living room, dining room, half bath and kitchen. The basement is partially finished with a rec room, laundry and mechanical/storage areas complete with newer furnace & hot water tank. Newly renovated with all new paint throughout, new carpet & vinyl plank flooring, as well as all new baseboards and trim! The unit comes with a large, enclosed, south facing, no maintenance yard with a newer fence and concrete patio. Close to shopping, Terwilligar Rec Centre and sought after schools (Tempo, Riverbend Jr. High, Earl Buxton, etc.), as well as great access to Whitemud and the U of A. Well managed complex with low condo fees.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[janderson@maxwellrealty.ca](mailto:janderson@maxwellrealty.ca)  
<http://www.john-anderson.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)