

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

MLS® #E4438480

\$299,900

3 Bedroom, 1.50 Bathroom, 1,056 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

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

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Price \$299,900

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19 4403 Riverbend Road
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5S9

Amenities

Amenities	Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St.Boniface, Brookeside
Middle	ABJ MacNeil, Veron Barford
High	Strathcona, St Fan Xavier

Additional Information

Date Listed	May 24th, 2025
Days on Market	49
Zoning	Zone 14
Condo Fee	\$348

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