

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

MLS® #A2224506

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

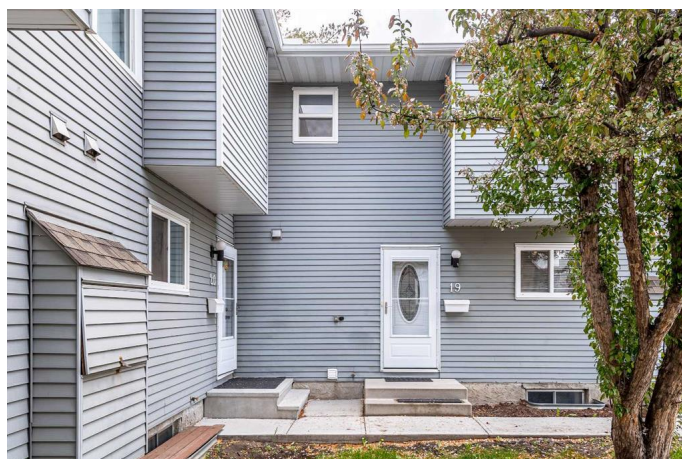
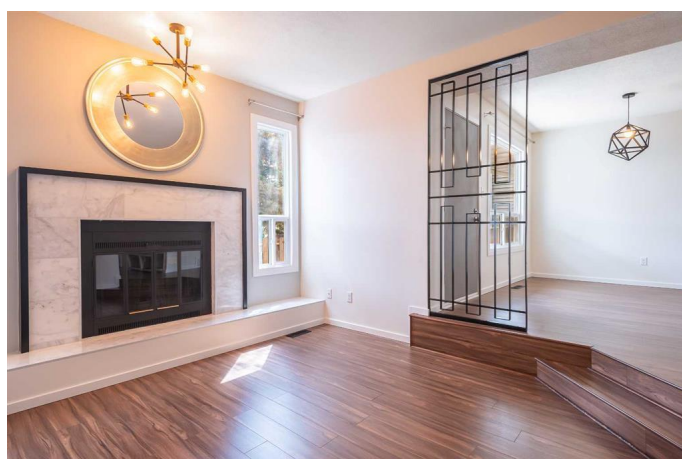
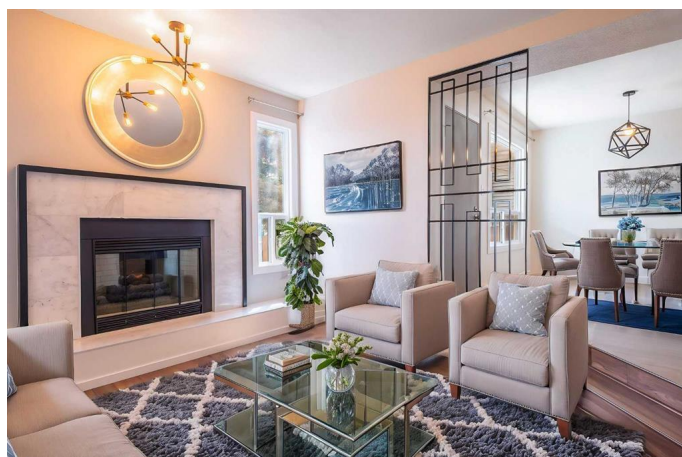
Ramsay Heights, Edmonton, Alberta

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	72
Zoning	RF5

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.