

\$474,900 - 2413 Riverbend Road, Edmonton

MLS® #E4448061

\$474,900

3 Bedroom, 2.50 Bathroom, 1,293 sqft
Condo / Townhouse on 0.00 Acres

Haddow, Edmonton, AB

Walk-Out Bungalow backing onto green space in Riverbend. Opportunity knocks! This well maintained half duplex bungalow is tucked away in an exclusive 18-unit complex and backs directly onto a manicured green space, offering privacy, tranquility, and stunning views year-round. Inside, youâ€™ll find a bright, open floor plan with vaulted ceilings, large windows, and main floor laundry for everyday convenience. The spacious primary bedroom features a 4-piece en-suite and walk-in closet. Central A/C keeps things comfortable, and the double attached garage includes a floor drain, perfect for our Alberta winters. Downstairs, the fully finished walk-out basement has an expansive recreation area, fireplace, full 4 piece bathroom and additional bedrooms, home office, or gym space. Original owners since it's construction, this home is in excellent condition and move-in ready. Located close to everything, shopping, transit, parks, and more. This is the lifestyle youâ€™ve been waiting for in sought-after Riverbend.

Built in 2000

Essential Information

MLS® #	E4448061
Price	\$474,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	2413 Riverbend Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2Z2

Amenities

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside,

	Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 16th, 2025
Days on Market	7
Zoning	Zone 14
Condo Fee	\$479

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