

\$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 | 44 |
| Zoning | Zone 14 |
| Condo Fee | \$348 |

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Listing information last updated on July 7th, 2025 at 2:03pm MDT