

\$309,000 - 44 4403 Riverbend Road, Edmonton

MLS® #E4464434

\$309,000

3 Bedroom, 1.50 Bathroom, 1,131 sqft
Condo / Townhouse on 0.00 Acres

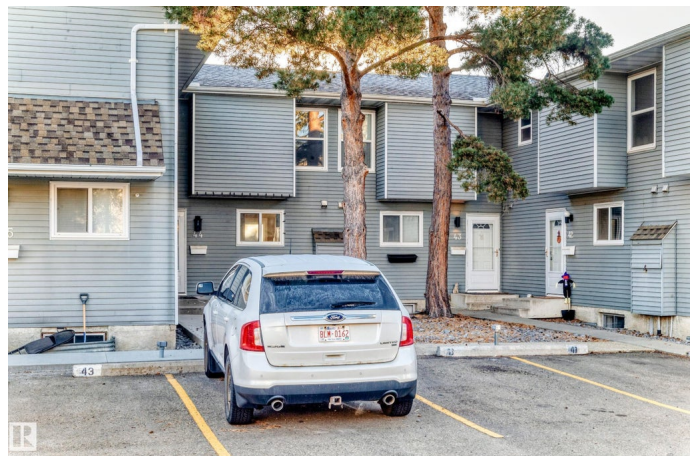
Ramsay Heights, Edmonton, AB

Fully Renovated and in tip-top shape!! This move-in-ready townhouse located in the prestigious Ramsay Heights Community is a perfect home for families /investors. Every inch of this home has been refreshed, offering a perfect combination of modern upgrades, comfort and functionality. Brand new flooring, paint, lights and fixtures, appliances, name it and you have it. Gorgeous kitchen featuring modern granite counter tops, stainless steel appliances, modern tile backsplash, open shelving and ample cabinet space. All bedrooms feature finished closets. Fully upgraded powder room on main level and upper level features a fully upgraded wash with him/her sink. Basement offers a room perfect for gym/office/recreational activities. Enjoy the large, enclosed yard with a newer fence and concrete patio—perfect to enjoy the sunny days. Comes with one outdoor parking stall. Located steps from school, Riverbend Square, parks and 24/7 ETS transit service. Carefully priced, come take a look!

Built in 1981

Essential Information

MLS® #	E4464434
Price	\$309,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,131
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44 4403 Riverbend Road
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5S9

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	No Garage

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed November 2nd, 2025

Zoning Zone 14

Condo Fee \$348

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 2nd, 2025 at 7:32pm MST