

## \$474,900 - 4 2325 Riverbend Road, Edmonton

MLS® #E4446598

**\$474,900**

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

Haddow, Edmonton, AB

Located in the desirable Haddow neighborhood, this impeccable BUNGALOW features adult living at its best. No more shovelling, just relax & enjoy maintenance free lifestyle in Riverside Common! Nestled in a quiet keyhole, this fully finished duplex offers privacy amongst the mature trees, backing a dry creek park. Inside, youâ€™ll LOVE the vaulted ceilings & oak HARDWD thru/out. South exposure in the BRIGHT kitchen w/ white cabinets & quartz counters leads to patio doors onto a lge deck w/ gas BBQ hook-up. Generous primary bedrm features W/I closet, addtâ€™l storage & 3 pce ENSUITE. Front den has direct access to 3 pce bath w/ tub. Laundry closet (Miele W/D) & cozy gas F/P complete main level. Basemt is professionally finished w/ HUGE family rm, 2nd bedrm, 4 pce bath & LOADS of storage! DBL ATTCHD garage, A/C & charming front patio to sip your morning coffee/tea complete this gem. Just steps from public transportation, pharmacy, rec complex & easy access to Henday & Whitemud. Not a thing to do- just move in!

Built in 1997

### Essential Information

MLS® # E4446598

Price \$474,900



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,170
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	4 2325 Riverbend Road
Area	Edmonton
Subdivision	Haddow
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2P9

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low

Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$552

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