

## \$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

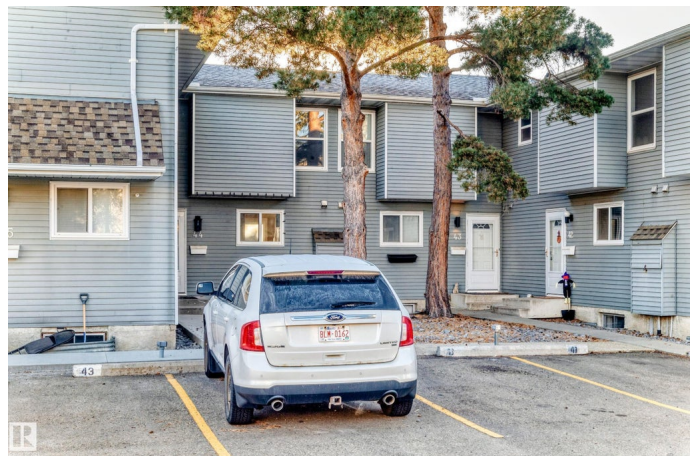
Ramsay Heights, Edmonton, AB

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 or recreation. 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. 3D Tour LINK:  
<https://3dtour.listsimple.com/p/dlj9SGaL>

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 |
| Days on Market | 10                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$348              |

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Listing information last updated on November 12th, 2025 at 1:32pm MST