

## **\$199,000 - 308 14810 51 Ave, Edmonton**

MLS® #E4450454

**\$199,000**

2 Bedroom, 2.00 Bathroom, 1,310 sqft

Condo / Townhouse on 0.00 Acres

Brander Gardens, Edmonton, AB

EXCELLENT LOCATION! QUIET 40+ NO PETS! This Building is a very well Maintained Riverbend condo & is waiting for you to call it home! Offering over 1300 sq.ft. of living space with 2 bedrooms, and 2 Four pc bathrooms. The large living area has sliding doors to your MASSIVE COVERED DECK which overlooks the COURTYARD. Kitchen with white cabinetry, counter space and eating nook. A separate dining area is great for entertaining. A convenient laundry with Large Storage room. The large Primary bedroom boasts a 4 piece ensuite and walk-in closet. Bedroom two is also generously sized with Fantastic view of Courtyard. Country Gardens amenities include CENTRAL A/C, an INDOOR HEATED POOL with WHIRLPOOL JACUZZI, SAUNA & of course the must have ELEVATOR. LOADS OF VISITOR PARKING, PLUS ALL UTILITIES ARE INCLUDED! One TITLED parking stall AND one ASSIGNED parking stall are included with this property. Great value with all this included & you can enjoy Condo living at the highest Level is right here.

Built in 1976

### **Essential Information**

MLS® # E4450454

Price \$199,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,310                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 308 14810 51 Ave |
| Area        | Edmonton         |
| Subdivision | Brander Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6H 5G5          |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Pool-Indoor, Secured Parking, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                        |
| Parking        | Parkade                                                                                                                  |
| Has Pool       | Yes                                                                                                                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                     |
| # of Stories      | 4                                                                             |
| Stories           | 1                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | None, No Basement                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Setting, Shopping Nearby |
| Roof              | Tar & Gravel                     |
| Construction      | Wood, Stucco                     |
| Foundation        | Concrete Perimeter               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 14         |
| Condo Fee      | \$1,203         |

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Listing information last updated on August 2nd, 2025 at 10:32pm MDT