

# **\$375,000 - 1204 10649 Saskatchewan Drive, Edmonton**

MLS® #E4440565

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,042 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Spectacular RIVER VALLEY VIEW, in this immaculate corner unit with TWO TITLED PARKING STALLS. The prestigious Lord Strathcona Manor welcomes you to your bright & spacious 1,041 sq ft 2 bedroom, 2 bath, corner unit. Enjoy sweeping views of the scenic river valley & city skyline from your massive 12th floor balcony. This well-managed, PET-FRIENDLY, secure building is a short walk to U of A, downtown and Whyte Ave. Step inside your unit to the large foyer & enjoy plenty of natural light from two sides. Perfect for entertaining, there's a large living room with a corner fireplace to keep you cozy on cool nights, ample dining space and efficient kitchen, all with access to the balcony. The primary bedroom is large and features a sunny bow window, dual closets and a full ensuite. There's a good-sized second bedroom and another full 4-piece bath. And you'll love the convenience of in-suite laundry, an on-site fitness room bike storage and TWO TITLED UNDERGROUND STALLS. Fees cover all but power & cable.

Built in 1999

## **Essential Information**

MLS® # E4440565

Price \$375,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,042                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1204 10649 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Strathcona                    |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 6S8                       |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks |
| Parking Spaces | 2                                                                                             |
| Parking        | Heated, Parkade, Underground                                                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Corner, Mantel                                                                       |
| # of Stories      | 17                                                                                   |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                                                  |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                                                                     |
| Construction      | Concrete, Brick                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 15        |
| Condo Fee      | \$738          |

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 June 9th, 2025 at 6:02pm MDT