

## **\$329,900 - 803 10649 Saskatchewan Drive, Edmonton**

MLS® #E4432409

**\$329,900**

2 Bedroom, 2.00 Bathroom, 976 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

One of the cities most breathtaking views! Perched above the gorgeous river valley on Saskatchewan Drive, within the concrete building Lord Strathcona Manor - This lovely 2 bedroom, 2 bathroom suite is quiet, perfectly laid out and ideally located. Right away you are greeted with tons of natural light from the huge balcony. The kitchen is well appointed with lots of counter space and storage, right next to the extra large laundry and storage room. The living room takes full advantage of the stunning views, while also offering a cozy gas fireplace. The primary suite features a 4pc bath and generous walk in closet. The second bedroom across the suite includes a built in Murphy bed, walk in closet and 3pc ensuite that also services the main space. Underground, heated parking included, along with building fitness room. Endless river valley trails are just out the front door, 6 blocks away from the UofA, minutes to downtown and the lively Whyte avenue shops/restaurants. Must be seen!

Built in 1999

### **Essential Information**

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Price \$329,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 976                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 803 10649 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Strathcona                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 6S8                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Exercise Room, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 15          |
| Condo Fee      | \$686            |

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Listing information last updated on April 26th, 2025 at 11:48am MDT