

# **\$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**

MLS® #	E4432409
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	7
Zoning	Zone 15
Condo Fee	\$686

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