

# **\$1,350,000 - 1402 10731 Saskatchewan Drive, Edmonton**

MLS® #E4440820

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 2,388 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Experience the epitome of urban living in this RARE and outstanding double unit offering sweeping views in all directions and a postcard of Downtown. This property boasts an array of exceptional features designed to elevate your view and enhance your lifestyle. Delivering a home in the sky with 2,388 sq.ft the thoughtfully designed space is curated for all your needs. Elegant + durable engineered hardwood flooring throughout the unit, Gas Fireplace, Air Conditioning, NG BBQ Hookup located on one of the 4 balconies. Primary includes an enormous walk-in closet + 4 piece ensuite. Additional bedroom with murphy bed situated privately at the opposite end of the unit with a convenient 3-piece bathroom. Expansive living room to watch the seasons change, TV space, formal dining and private Den. The spacious eat in kitchen is tucked away with south views and a huge storage room / back entry for true lifestyle ease. Features - 3 Assigned Parking Stalls, Storage Cage, Carwash, Social Room, Gym, + Guest Suite.

Built in 1990

## **Essential Information**

MLS® # E4440820

Price \$1,350,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,388
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1402 10731 Saskatchewan Drive
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1H6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Guest Suite, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	3
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	See Remarks, Electric
Fireplace	Yes
Fireplaces	Mantel
# of Stories	19
Stories	1
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Stucco  
Exterior Features      Golf Nearby, River Valley View, River View, Shopping Nearby, View  
                                 Downtown  
Roof                              Tar & Gravel  
Construction              Concrete, Stucco  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 6th, 2025  
Days on Market        40  
Zoning                        Zone 15  
Condo Fee                \$2,300

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Listing information last updated on July 16th, 2025 at 1:47am MDT