

Courtesy Of Erin Holowach Of ComFree

# \$549,900 - 1702 10649 Saskatchewan Drive, Edmonton

MLS® #E4430455

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,052 sqft  
Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Rare river facing Penthouse Suite along prestigious Saskatchewan Drive available for purchase by investors or those seeking a lifestyle change. Included is a very rare Private Epoxy Finished Surface DOUBLE CAR GARAGE located at the rear of the building with private access to the lobby entrance. The apartment is located on the only floor with 9'™ ceilings. Perched above the river valley this 17th floor, 1052 sq. ft. air-conditioned suite has 9'• high ceilings & 2 bedrooms c/w ensuite bathrooms. A large exterior balcony exists with amazing views of the River Valley and the Edmonton nightly skyline. The interior flooring has been upgraded with Brazilian Cherry hardwood and Travertine tiled floors in the ensuite bathrooms. Also includes fridge, stove, microwave, dishwasher, washer & dryer and one storage unit located in the parkade. Great proximity to River Valley trails, Whyte Avenue, Farmer's Market, Queen Elizabeth Pool, Kinsmen Sports Centre, University Hospital and the University of Alberta.

Built in 1999

## Essential Information

MLS® # E4430455

Price \$549,900



|                |                     |
|----------------|---------------------|
| Bedrooms       | 2                   |
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,052               |
| Acres          | 0.00                |
| Year Built     | 1999                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Penthouse           |
| Status         | Active              |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1702 10649 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Strathcona                    |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 6S8                       |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Exercise Room |
| Parking   | Double Garage Attached         |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 1   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Concrete, Brick, Stucco          |
| Exterior Features | River Valley View, View Downtown |
| Roof              | Flat, Tar & Gravel               |
| Construction      | Concrete, Brick, Stucco          |

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 4

Zoning Zone 15

Condo Fee \$822

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 April 15th, 2025 at 12:47am MDT