

# \$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	11
Zoning	Zone 15
Condo Fee	\$738

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Listing information last updated on June 16th, 2025 at 2:02pm MDT