

# **\$499,900 - 1702 10649 Saskatchewan Drive, Edmonton**

MLS® #E4430455

**\$499,900**

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 \$499,900



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                21  
Zoning                              Zone 15  
Condo Fee                        \$822

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