

# **\$360,000 - 1505 10649 Saskatchewan Drive, Edmonton**

MLS® #E4446342

**\$360,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Rare find! This property includes a TITLED INDOOR HANDICAP-ACCESSIBLE PARKING STALL adjacent to the elevator, as well as a TITLED STORAGE UNIT! Located on the 15th floor of Lord Strathcona Manor , this unit offers a northeast view overlooking the North Saskatchewan River on Saskatchewan Drive from one large balcony, and a sunny southwest view from the private second balcony! The entire building is designated NON-SMOKING, including common areas, and it's also PET-FRIENDLY! This home features hardwood floors, cherry kitchen cabinets, newer kitchen appliances, new bedroom carpet, and brand new paint throughout! The large primary bedroom has a newly renovated 4-piece ensuite as well as access to the private second balcony, while the second bedroom includes a walk-in closet. There's a fitness center on-site for your convenience and bike storage as well. With easy access to the University of Alberta, downtown Edmonton and the Alberta Legislature, and river valley parks and trails, the location is unsurpassed!



Built in 1999

## **Essential Information**

MLS® # E4446342

Price \$360,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 974                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1505 10649 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Strathcona                    |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 6S8                       |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, See Remarks, Heat Exchanger, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                           |
| Parking        | Single Indoor, Underground, See Remarks                                                                                                                     |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                       |
| # of Stories      | 17                                                                                                           |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                              |
| Construction      | Concrete, Brick                                                                                                                                           |
| Foundation        | Slab                                                                                                                                                      |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Garneau School    |
| Middle     | McKernan School   |
| High       | Strathcona School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 15        |
| Condo Fee      | \$670          |

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Listing information last updated on August 10th, 2025 at 10:33am MDT